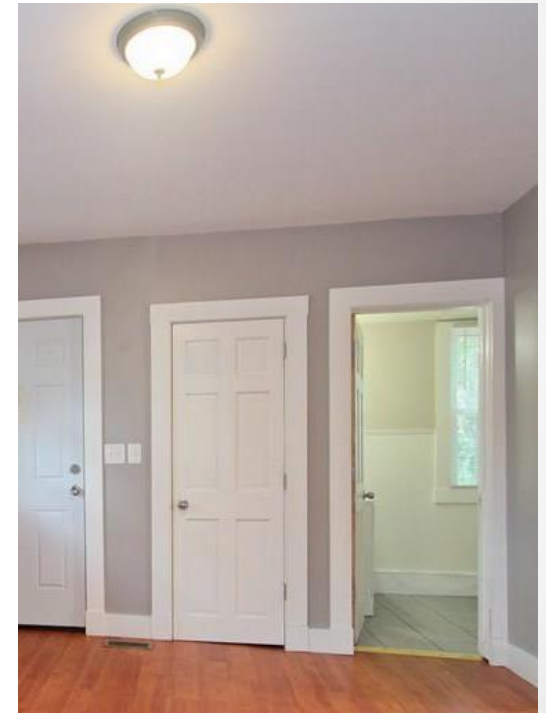


# Receivership Training Seminar UMass Center Springfield, MA

November 13, 2019



48 Willard Avenue, Springfield, MA  
Before and After

# Welcome!



Assistant Clerk Magistrate Caitlin Castillo  
Western Division Housing Court



# Receiverships

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413-787-7298

# After a Receiver is Appointed

- Post Property, Clean Exterior, and Secure
- Comprehensive inspection
- Rehabilitation Plan
- Receiver Report
- Receiver Review Hearing
- Receiver Interim Order

# MY CLIENT HAS BEEN APPOINTED RECEIVER, NOW WHAT?

Attorney Katharine Higgins-Shea

Lyon & Fitzpatrick, LLP

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413-536-4000

November 13, 2019

# Receiver Rehab Plans, Reports, and Reviews through the Reviewer's Perspective

Attorney Chrissy Pikula  
Assistant City Solicitor  
City of Chicopee, MA, et. al.  
cpikula@chicopeema.gov  
413-594-1520 and 413-531-4608 (cell)  
&  
Attorney Amber M. Gould  
City of Springfield, MA

# Rehabilitation Plans

- Receiver may only perform work that has been cited by the City/Town.
- If work goes beyond the scope of your original rehab plan you must file a motion to amend rehab plan.
- All anticipated work must be included in plan including mowing, plowing, maintenance fee, and oversight fees.

# Oversight Fees

DO NOT APPLY TO:

- Work the receiver does
- Attorney's Fees
- Insurance
- Bills: taxes, water, sewer, electric, gas, etc.



# Receiver Reports

- Work performed since last report
- Cost of all work performed since last report
- What work is anticipated to be completed by the next inspection date
- Rehab completion date

# Reports: Required Language

- “All invoices provided in this report have been paid to date.”
- “Outstanding invoices not yet paid are estimated to be \$\_\_\_\_\_.” *Note: This is the dollar amount of all work that has been done but not yet paid.*
- “Signed under the pains and penalties of perjury on this \_\_\_\_\_ day of \_\_\_\_\_, 2019”



# Dismissing Tenants

## COMMONWEALTH OF MASSACHUSETTS

WESTERN DIVISION, S.S.

HOUSING COURT  
DEPARTMENT OF  
THE TRIAL COURT  
CIVIL ACTION  
No. 19-CV-292

CITY OF SPRINGFIELD,  
CODE ENFORCEMENT  
DEPARTMENT

v. CARMEN V. FERNANDEZ, et al.

Re: Premises: 17-19 Laurel Street, Springfield, Massachusetts

### **NOTICE OF DISMISSAL AS TO JAMES BROWN AND SCOTT BROWN ONLY**

Pursuant to Mass. R. Civ. Procedure 41, the Plaintiff City of Springfield, Massachusetts moves that this Honorable Court issue an order of dismissal for Western Division Housing Court case number **19-CV-292** without prejudice. As grounds for said dismissal, the Plaintiff states that:

Property is vacant. Please dismiss James Brown and Scott Brown ONLY as they no longer  
reside at the property

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# Receivership through the Mortgagee's Perspective

Attorney Kurt McHugh

Harmon Law Offices, PC

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617-558-8435

# Abandoned Housing Initiative



Receivership Training  
Seminar

November 13, 2019

# A View From the Bench



The Honorable Dina E. Fein,  
First Justice, Western Division Housing Court