

RECEIVER'S SALE OF REAL ESTATE
AT PUBLIC AUCTION
PURSUANT TO MASSACHUSETTS
GENERAL LAWS ch. 111 § 1271

By virtue of an Order of the Worcester Housing Court in Case No. 15H85CV-855, Attorney General for the Commonwealth of Massachusetts and City of Marlborough vs. Pauline Porter, Bank of America, N.A., and Santander Bank, N.A., which Order took effect November 4, 2015 appointing Nedyrd, LLC as the Receiver of real estate located at 40 Elm Heights Terrace, Marlborough, MA, said Order recorded at the Middlesex South Registry of Deeds on December 22, 2015 in Book 66569, Page 590, and the establishment of a lien in favor of the Receiver pursuant to M.G.L. ch. 111§1271 on such property, recorded in Book 66571, Page 203, and a Supplemental Receiver's Lien recorded in Book 68721, Page 42, and a Second Supplemental Receiver's Lien recorded in Book 70996, Page 588, and for the purpose of satisfying such lien as to 40 Elm Heights Terrace, Marlborough, MA, said real estate will be sold at a public auction at 11:00 A.M. on the 26th day of June, 2018, on the premises hereafter described in a deed, to wit:

A certain parcel of land situated northerly from Elm Street in Marlboro and being shown as Lot 12 on a plan of sub-division of land in Marlboro for Alfred E. Champagne, dated March 19, 1955, George D. White, Surveyor, said plan being recorded with Middlesex South District Registry of Deeds, Book 8451, Page 505, and being bounded as follows;

SOUTHERLY by a proposed street 153.03 feet;

EASTERLY by land of Dostie 167.19 feet;

NORTHERLY by land of Dostie 77.53 feet; and

WESTERLY by Lot 11 on said plan 141.84 feet;

CONTAINING 15,891 square feet.

BEING the same premises described in a deed from Norman S. Coldwell and Miriam F. Coldwell dated June 17, 1957 and recorded in Book 9185, Page 554.

TERMS OF SALE: FIVE THOUSAND (\$5,000.00) DOLLARS, as a deposit, on said property being sold, to be paid in cash, certified check, treasurer's check or cashier's check, by the purchaser at the time and place of sale, balance within thirty (30) days after date of the sale at the office of JACK L. WOLFSON, P.C., 390 Main Street, Worcester, MA, Attorneys for the Receiver. Said premises are to be sold as is and subject to unpaid taxes, tax sales, water charges and municipal liens and assessments, if any. Any other terms will be announced at the sale.

BERMAN PROPERTY SOLUTIONS
A Division of Bid Mark Services, Inc.
Mass. State License #130

NEDYRD, LLC
Receiver
Jeffrey Dryden, Manager

Dated: May 30, 2018

JACK L. WOLFSON, P.C.
390 Main Street, Suite 750
Worcester, MA 01608