

COURT ORDERED AUCTION

**RECEIVER'S NOTICE OF SALE OF REAL ESTATE AT PUBLIC
AUCTION
PURSUANT TO MASS. GENERAL LAWS c. 111, sec. 127I**

By virtue of an Order of the Central Division of the Housing Court in Case No. 18H85CV000648 Attorney General for the Commonwealth VS Estate of Robert J. Bodreau, United States of America and the United States Department of Agriculture, Rural Development which Order took effect January 29, 2019 appointing Jay Development Corporation as the Receiver of real estate located at **84 Sterling St., Lancaster, MA 01523**, said Order recorded at the Worcester District Registry of Deeds on March 29, 2019, Book 60216, Page 234 and the establishment of a lien in favor of the Receiver pursuant to M.G. L. c. 111, Section 127I on such property, recorded in Book 60216, Page 232, for the purpose of satisfying such lien as to 84 Sterling St., Lancaster, MA 01523 said real estate will be sold at public auction at **10:00 A.M. on Wednesday, July 22, 2020**, at the premises located at 84 Sterling St., Lancaster, MA 01523, said premises herein after described as follows:

The following described land, with all buildings, equipment and fixtures now or hereafter placed thereon: Property situated on the Southerly side of Sterling Road, so-called, Lancaster, Massachusetts, containing 17,072 square feet, more or less, bounded as follows:

BEGINNING at a stone bound set in the ground on the southerly line of Sterling Road at land of Albert Duvarney, now or formerly;

THENCE South 62° 47' West by land of said Duvarney one hundred eighty-five and 05/100 (185.05) feet to a stone bound set in ground at land of the New York New Haven and Hartford Railroad;

THENCE North 25° 31' West by land of said Railroad ninety-six and 74/100 (96.74) feet to a stone bound at lot #2 on plan hereinafter mentioned;

THENCE North 61° 30' East by lot #2 on said plan one hundred sixty-one and 17/100 (161.17) feet to a stone bound set in the ground on the southerly line of Sterling Road;

THENCE South 39° 04' East by said Sterling Road one hundred two and 50/100 (102.50) feet to the point of beginning.

SAID PREMISES are shown on plan entitled "land in Lancaster, Massachusetts, surveyed for Russell MacElhiney," dated August 1949, drawn by Charles A. Perkins, C.E. (unrecorded)

SAID PREMISES are conveyed subject to restrictions, easements, and conditions of record, if any, so far as same are now in force and applicable.

SUBJECT TO all outstanding tax titles, municipal or other public taxes, assessments or liens, if any.

BEING the same premises conveyed to Robert J. Bodreau by deed of Merchants National Bank of Leominster dated October 19, 1981 and recorded in the Worcester South Register of Deeds at Book 7344 Page 130.

TERMS OF SALE: A deposit of **Five Thousand Dollars (\$5,000.00)** shall be paid by the purchaser by certified, cashier's or bank check at the time and place of auction sale. The property shall be sold to the highest bidder. The Receiver reserves the right to reject all bids. The balance of the purchase price is to be paid by certified, cashier's or bank check at the office of John B. Barrett, PO Box 182, Townsend, Massachusetts within **THIRTY (30)** days from the date of sale. The successful bidder shall be required to sign a Memorandum of Sale. The Sale is subject to approval of the Court. A deed will be provided to the purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said deed shall control in the event of an error in this publication. Other terms to be announced at the sale.

Jay Development Corporation, Receiver
By: Lawrence Kady, Treasurer

Dated: _____

John B. Barrett, Attorney
PO Box 182
Townsend, MA 01469
June 23rd, June 30th, July 7th 2020