

## NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the District Court, Quincy Division, Norfolk County in ATTORNEY GENERAL FOR the COMMONWEALTH OF MASSACHUSETTS V. JOSEPH BRENNAN, as owner of record and WELLS FARGO BANK, as a party with an interest in the property located at 63 Squanto Road, Weymouth, MA, Docket No. 1656-CV-989, the Court has granted the Receiver, Scott Wolf, authorization to sell the property located at 63 Squanto Road, Weymouth, Massachusetts, to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is Joseph Brennan.

The same will be sold at Public Auction at 10:00 a.m. on November 1, 2016 on the premises located at 63 Squanto Road, Weymouth, Massachusetts which is described as follows:

A certain parcel of land within the buildings thereon, situated in Weymouth, Norfolk County, Massachusetts, comprising LOTS NO. 249 and 250 as shown on a plan by H.T. Whitman, Surveyor, dated 1893, recorded with Norfolk Deeds, Plan Book 15, Plan 688, and bounded and described, according to said plan as follows:

NORTHERLY	by Lot 251, 80 feet;
EASTERLY	by Squanto Road, 80 feet;
SOUTHERLY	by Lot 248, 80 feet; and
WESTERLY	by Lots 240 and 241, 80 feet.
AREA	6,400 square feet.

The premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens, trash fee liens and any other municipal assessments or liens existing encumbrances of record which are in force and are applicable, having priority over said receiver's lien, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

### TERMS OF SALE:

A deposit of \$5,000.00 by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Eckert Seamans Cherin & Mellott, LLC, within 30 days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. Other terms to be announced at sale.

Scott Wolf, Receiver  
Lawrence R. Kulig, Esquire  
Eckert Seamans Cherin & Mellott, LLC  
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