

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the District Court, Wrentham Division, Norfolk County in ATTORNEY GENERAL FOR the COMMONWEALTH OF MASSACHUSETTS and THE TOWN OF FRANKLIN V. WELLS FARGO BANK, N.A. as owner of record of the property located at 29.5 Queen Street a/k/a 29 Rear Queen Street, Franklin, Massachusetts, Docket No. 1657-CV-199, the Court has granted the Receiver, Scott Wolf, authorization to sell the property located at 29.5 Queen Street a/k/a 29 Rear Queen Street, Franklin, Massachusetts, to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is Wells Fargo Bank, N.A.

The same will be sold at Public Auction at 10:00 a.m on December 20, 2016 on the premises located at 29.5 Queen Street a/k/a 29 Rear Queen Street, Franklin, Massachusetts which is described as follows:

The land at 29 ½ Queen Street, Franklin, Norfolk County, Massachusetts being shown as Lot 1 on a plan entitled, "Plan of Land in Franklin Mass., Norfolk County", dated October 31, 1990 by Salvetti Surveying & Engineering Assoc., Record Owner: James S. Terrasi & Susan L. Leemhuis, recorded with Norfolk County Registry of Deeds, Plan Book 399, Plan 338 of 1991. The premises is more particularly described in the Deed recorded at Norfolk County Registry of Deeds in Book 23137, Page 381.

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 the offices of the Receiver's attorney, Turk & Quijano, LLP, 639 Granite Street, Suite 305, Braintree, MA 02184 within 30 days from the date of sale, or at such other time as may be designated by receiver. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description contained in the Deed recorded at Norfolk County Registry of Deeds in Book 23137 Page 381 shall control in the event of a typographical error in this publication. Other terms to be announced at sale.

Scott Wolf, Receiver
Erica L. Belden, Esquire
Turk & Quijano, LLP
639 Granite Street, Suite 305
Braintree, MA 02184
Tel: (781) 356-4200
Email: ebelden@tqlawfirm.com