

## **NOTICE OF RECEIVER'S SALE OF REAL ESTATE**

By virtue of an Order of the Housing Court, Worcester Division, Worcester County in ATTORNEY GENERAL FOR the COMMONWEALTH OF MASSACHUSETTS and THE TOWN OF CLINTON v. REO ACCEPTANCE CORP. LTD.; ESTATE OF MARTIN GIBBONS; and ESTATE OF MARY GIBBONS, Docket No. 15-CV-1052, the Court has granted the Receiver, Greater Boston Properties Inc./Scott D. Wolf, authorization to sell the property located at 84 Clark Street, Clinton, Massachusetts, to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is REO Acceptance Corp., LTD.

The same will be sold at Public Auction at 1:00 p.m on January 24, 2017 on the premises located at 84 Clark Street, Clinton, Massachusetts which is described as follows:

A certain lot of land with the buildings thereon located on the Westerly side of Clark Street in said town of Clinton bounded as follows: beginning at a bound, the Southeasterly corner of the lot on Westerly line of Clark Street and land of one Sullivan running thence North 82 degrees 55 feet West 100 feet by Sullivan land to land of one Parkhurst: thence North 7 degrees 15 feet East by said Parkhurst land: 30 feet to land now or formerly one Greeley: thence South 82 degrees 5 feet east by said Greeley land 100 feet to the Westerly line of Clark Street: thence South 7 degrees 5 feet West by said Westerly line of Clark Street thirty feet to the bound first mentioned. Being the same recorded with the Worcester District Deeds Book 18627, Page 121 recorded February 25, 1997.

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 Worcester District Registry of Deeds in Book 46785 Page 337 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