

## NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Housing Court, Worcester Division, Worcester County in TOWN OF ATHOL, ACTING THROUGH ITS PUBLIC HEALTH AGENT V. JJS SS & SON DEVELOPMENT, LLC, JOHN SULDENSKI, RESIDENT AGENT, SAPHIRE FINANCIAL, LLC, Docket No. 15-CV-752, the Court has granted the Receiver, Greater Boston Properties Inc./Scott D. Wolf, authorization to sell the property located at 4 South Athol Road, Athol, Massachusetts, to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is JJS SS & Son Development, LLC.

The same will be sold at Public Auction at 10:00 a.m on January 24, 2017 on the premises located at 4 South Athol Road, Athol, Massachusetts which is described as follows:

Beginning at the northwesterly corner thereof on the east side of the South Athol Road at a stake and stones;

Thence easterly 125 feet to a stone monument;

Thence southerly 70 feet to a stone monument;

Thence westerly 148 feet to the easterly line of said Road;

Thence northerly by the easterly line of said road to the place of beginning.

Subject to a taking by the Town of Athol for road purposes.

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 54090 Page 209 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