

## **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 CITY OF FITCHBURG, Petitioners v. ESTATE OF GLORIA E. LOZEAU as owner of the property located at 63 Columbus Street, Fitchburg, Massachusetts; CAROL A. SOLTIS AS TRUSTEE OF THE VIOLA E. ABRAMCZYK TRUST as owner of the property located at 63 Columbus Street, Fitchburg, Massachusetts, Respondents, and ROLAND H. LOZEAU, JR.; DAVID R. LOZEAU; JANET K. CAMERON; SUSAN LOZEAU; Parties in Interest, Docket No. 16-CV-599, the Court has granted the Receiver, Scott D. Wolf and Brigs, LLC, authorization to sell the property located at 63 Columbus Street, Fitchburg, Massachusetts, to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are the estate of Gloria Lozeau and the Viola E. Abramczyk Trust.

The same will be sold at Public Auction at 10:00 a.m. on May 2, 2017 on the premises located at 63 Columbus Street, Fitchburg, Massachusetts which is described as follows:

A certain tract of land, with the buildings thereon, situated in the westerly part of Fitchburg, Worcester County, Massachusetts, on the easterly side of Chester Street and southerly side of Columbus Street, bounded and described as follows: Beginning at the northwesterly corner thereof at the intersection of said streets; thence S 1° 17' W by said Chester Street sixty feet to a stone bound at land now or formerly of one Masse; thence S. 88° 43' E. by said Masse land fifty-five and 5/10 feet to a stone bound at land of one Boucher; thence N. 1° 17' E. by said Boucher land sixty feet to a stone bound at said Columbus Street; thence N. 88° 43' W. by said Columbus Street fifty-five and 5/10 feet to the place of beginning. Containing 3330 square feet of land. Being the same recorded with the Worcester Northern District Registry of Deeds Book 4393, Page 305 recorded October 31, 2002.

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 4393 Page 305 shall control in the event of a typographical error in this publication. Other terms to be announced at sale.

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