

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Housing Court, Worcester Division, Worcester County in CITY OF FITCHBURG ACTING THROUGH ITS DIRECTOR OF PUBLIC HEALTH, Petitioners v. XIONG H. YANG AND WELLS FARGO BANK, N.A., Respondents, Docket No. 16-CV-1224, the Court has granted the Receiver, Scott D. Wolf and Brigs, LLC, authorization to sell the property located at 49 Shawna Street, Fitchburg, 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 June 20, 2017 on the premises located at 49 Shawna Street, Fitchburg, Massachusetts which is described as follows:

Two parcels of land in Fitchburg being described as:

Parcel I: The land with the buildings thereon located in Fitchburg, Worcester County, Massachusetts, being all of the land shown as Lot 20 on a plan entitled "Sub-Division Plan of Beechwood Estates, in Fitchburg, Massachusetts," prepared for Don Zagoren Associates, Boston, Massachusetts by Allen & Demurjian, Inc., 131 Clarendon Street, Boston, Massachusetts 02118, dated May 22, 1986 and recorded in the Worcester Northern District Registry of Deeds in Plan Book 296, Page 6, and on a plan entitled "Confirmatory Subdivision Plan Beechwood Estates (Pierce Farm) Fitchburg, Mass." Dated August 3, 1987, Paul C. Olsen, Surveyor, and recorded in Plan Book 310, Page 6 as such subdivision has had its name modified to "Pierce Farm" pursuant to a Certificate of Decision recorded in said Deeds in Book 1588, Page 84.

Parcel II: A certain lot of land located off the Easterly side of Klondike Ave., Fitchburg, Worcester County, Massachusetts, beginning at a point of land of Marshall and Mullaney; thence by said Mullaney land S. 82 29'27" W. 15.34 feet to Parcel D on a plan hereinafter referred; thence by said Parcel D N. 06 20'30" W. 98.44 feet to a point of land now or formerly of Marshall; thence by said Marshall land S. 15 13' 33" E. 124.88 feet to the place of beginning; containing 755 square feet more or less. Being Parcel E on "Plan of Land in Fitchburg, Mass. Prepared for Russell C. & Helen D. Pierce, dated September 18, 1996 by Whitman and Bingham Associates, Inc. recorded with Worcester Northern District Registry of Deeds in Plan Book 384, Page 20.

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 7419 Page 323 shall control in the event of a typographical error in this publication. Other terms to be announced at sale.

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