

SALE OF REAL ESTATE

By virtue of the Order on the Receiver's Motion for Authority to Auction/Sell Real Estate and Motion For Service of Respondent By Publication from the Housing Court Department, Metro South Division (Docket No 24-CV-0086) in favor of the Attorney General for the Commonwealth of Massachusetts vs. The Wheeler Family Funding Trust, for the property located at 80 West Street, Medway, Massachusetts, for the purpose of foreclosing and satisfying its priority lien pursuant to M.G.L. c. 111, Sec 127I and related statutes, the same will be sold at public auction at **10:00 a.m. on Wednesday, March 12, 2025**, at the subject premises. The premises to be sold are more particularly described as follows:

The land in Medway, Norfolk County, Massachusetts, bounded and described as follows:

Southerly	by West Street, five hundred eighty-nine and 24/100 (589.24) feet;
Westerly	one hundred six and 67/100 (106.67) feet; and
Northwesterly	ninety-nine and 30/100 (99.30) feet by land now or formerly of Emilio Parella et al;
Southwesterly	by said land now or formerly of Emilio Parella et al being in part a line in Hopping Brook, about eight hundred fifty-five (855)feet;
Northerly and Northwesterly	by land now or formerly of Boston Edison Company being the middle line of Hopping Brook; and
Northeasterly	by land now or formerly of James J. Wickis et al being in part a line in Hopping Brook, about ten hundred fifty-nine (1059) feet.

All of said boundaries, except the water line, are determined by the Court to be located as shown on a plan drawn by Schofield Brothers, Inc., Surveyors, dated February 9, 1981, as modified and approved by the Court, filed in the Land Registration Office.

The land hereby registered is subject to the flow of a natural watercourse running through the same and shown on said plan as Hopping Brook.

The Post Office address of the premises is: 80 West Street, Medway, Massachusetts 02053

Being all and the same premises conveyed to Arthur Wheeler and Florence C. Wheeler, Trustees of The Wheeler Family Funding Trust by Quitclaim Deed dated August 16, 1993 and filed at Norfolk Registry of Deeds, Land Registration Office, Doc # 674989 on August 16, 1993 and noted on Certificate of Title # 140916, Book 705, Page 116.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water and sewer liens, receivership (Metro South Div. Docket No. 24-CV-0086), municipal liens and

assessments, and all other claims in the nature of liens, having priority over the said Order, if any there be. The premises are also to be sold subject to the right of redemption of the United States of America, if any there be.

No representation is or shall be made as to any mortgages, liens, restrictions, encumbrances or the condition of the subject premises.

TERMS OF SALE: A non-refundable deposit of Seven Thousand Five Thousand (\$7,500.00) Dollars shall be required to be made, payable to Receiver's attorney, Goldman & Pease LLC, in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid at the office of the Receiver's attorney, Goldman & Pease LLC, 160 Gould Street, Needham, MA, in cash, by certified check or by Bank Cashier's check upon the later of: (a) within thirty (30) days from the date of sale, or (b) within five (5) days from when the Housing Court, Metro South Division, approves this sale and its terms. The description for the premises contained in said Deed to The Wheeler Family Funding Trust shall control in the event of a typographical error in this publication.

Other terms, if any, to be announced at the sale.

Howard S. Goldman, Receiver
By: Goldman & Pease LLC
160 Gould Street
Suite 320
Needham, MA 02494
(781) 292-1080

Dated: January 30, 2025