

RECEIVER'S SALE OF REAL ESTATE

By virtue of the Order for Appointment of Receiver issued by the Middlesex Superior Court in the case entitled "Town of Stoneham v. Raymond R. Magliozzi, Jr. et al", Docket No. 13-5276 recorded with the Middlesex South District Registry of Deeds at Book 65715, Page 544 and pursuant to Order issued by the Middlesex Superior Court on March 4, 2016 authorizing the Receiver to foreclose on its lien, the Receiver, The Charles Hope Companies, LLP, hereby give notice of its intent to foreclose on its Lien regarding the premises located at 12 Hersam Street, Stoneham, Massachusetts 02180 on April 20, 2016 at 10:00 a.m. at the mortgaged premises. The premises are described as follows:

The land with buildings thereon situated in the Town of Stoneham, Middlesex County, Commonwealth of Massachusetts, and being further bounded and described as follows:

NORTHERLY: by Hersam Street about seventy and 00/100 (70.00) feet; thence

EASTERLY by land now or formerly of Thompson and now or formerly of Hersam, fifty eight and 85/100 (58.85) feet; thence

SOUTHERLY by land now or formerly of Lehman, about seventy and 28/100 (70.28) feet; and thence

WESTERLY by Wright Street, fifty nine and 10/100 (59.10) feet.

For title reference, see Release Deed dated November 7, 2005 recorded with the Middlesex South District Registry of Deeds at Book 46458, Page 177.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the Receiver's lien, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place in order to qualify as a bidder (the Receiver and its designee(s) are exempt from this requirement); high bidder to sign Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in forty-five (45) days from the date of that sale at the offices of the Receiver's attorney: Phillips, Gerstein & Channen, LLP, 25 Kenoza Avenue, Haverhill, MA 01830 or such other time as may be designated by the Receiver. The description for the premises contained in said Deed to Raymond R. Magliozzi, Jr. shall control in the event of a typographical error in this publication. Other terms to be announced at the sale.

The Charles Hope Companies, LLP
By its Attorney:
Russell S. Channen, Esquire
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