

RECEIVER'S NOTICE OF SALE OF REAL ESTATE

By virtue of the Order for Appointment of Receiver issued by the Northeast Housing Court in the case entitled "Attorney General for the Commonwealth of Massachusetts v. Estate of Patricia M. Queenan, et al," Docket No. 23H77CV000022 registered with the Essex South District Land Court as Document No. 644247, Certificate of Title No. C094 001, and pursuant to Order from the Northeast Housing Court dated October 8, 2024 authorizing the Receiver to foreclose on its lien, the Receiver, Newell Farm Builders, Inc., hereby gives notice of its intent to foreclose on its Lien regarding the premises located at 7 Juneau Avenue, Haverhill, MA 01832, on Wednesday, November 20, 2024 at 1:00pm at the mortgaged premises. The premises are described as follows:

Property Address: 7 Juneau Avenue, Haverhill, MA 01832
 (f/k/a 900 River Street, Haverhill, MA)

All that certain premises and proportionate interest in 900-902 Brookside Condominium situated in Haverhill, Essex County, Massachusetts, more particularly described as follows:

Unit 1 of 900-902 Brookside Condominium.

Unit One of the 900-902 Brookside Condominium created by Master Deed dated June 13, 1988, and filed on December 23, 1988, with the South Registry District of Essex County of the Land Court as Document No. 241677 noted on Certificate of Title No. C-94.

The Unit conveyed is laid out as shown on a plan filed as Lot 563, Plan 2414-S, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in G.L. c. 183A, §9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, and the By-laws filed therewith.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the Unit conveyed hereunder in the common areas and facilities is 50%.

Being the same premises conveyed to Patricia M. Queenan by deed dated April 19, 1989 and registered with the Essex South District Land Court as Document No. 244495, Certificate of Title No. C094 001.

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 \$10,000.00 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 or such other time as may be designated by the Receiver. Should the high bidder default on these terms, the deposit will be forfeited, and the Receiver may offer the property to the second highest bidder.

The description for the premises contained in said Deed to Patricia M. Queenan shall control in the event of a typographical error in this publication. Additional terms may be announced at the time of the sale.

Newell Farm Builders, Inc., Receiver, by its Attorney: Rachel L. Judkins, Esq., 280 Merrimack Street, Suite B, Methuen, MA 01844 Tel: 978-687-9154; Email: rjudkins@judkinslawoffice.com