NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in City of Pittsfield Board of Health v. The Estate of Donna M. Trottier et al, Docket No. 19-CV-739, the Court has granted the Receiver, Anthony Witman of Witman Properties, Inc., authorization to sell the property located at 41-43 Burbank Street, Pittsfield, Berkshire County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is the Estate of Donna M. Trottier.

The same will be sold at Public Auction on August 2, 2022 at 1:00pm on the premises located at 41-43 Burbank Street, Pittsfield, Berkshire County, Massachusetts which is bounded and described asfollows:

The land in Pittsfield, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at a stone bound at which the Northerly line of Burbank Street is intersected by the Easterly line of land now supposedly of one Stewart, formerly of one Flynn; extending thence Northerly, in said Easterly line of said Stewart’s land, a distance of sixty-three and sixty-seven one-hundredths (63.67) feet, to a stake, which marks the Northwesterly corner of the premises hereby conveyed; thence Easterly, in the southerly line of land formerly of Mary P. Bolhman, a distance of sixty-six and twenty-four one-hundredths (66.24) feet to a stake, marking the Northeasterly corner of said premises hereby conveyed; thence southerly, in the westerly line of land formerly of one Job Robbins, a distance of sixty-two and four-tenths (62.4) feet, to a point in the said Northerly line of Burbank Street; thence Westerly, in the said Northerly line of Burbank Street, a distance of sixty-six (66) feet to the place of beginning.

Being the same premises conveyed to Donna M. Trottier by Deed of Lawrence L. Trottier dated August 5, 1986 and recorded in the Middle Berkshire Registry of Deeds in Book 1158, Page 491. See also Estate of Donna Marie Trottier, Berkshire County Probate and Family Court Docket Number BE19P0815EA.

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 or 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 $10,000.00 by certified or bank check will be required to be paid by the purchaser at the time and place of sale. This sale is subject to a 5% Buyer’s Premium. The balance is to be paid by certified or bank check at Lyon & Fitzpatrick, LLP, Whitney Place, 14 Bobala Road, 4th Floor, Holyoke, Massachusetts 01040 within 30 days from the date of sale. Deed will be provided to purchaser for recording upon receipt infull of thepurchase price. Other terms, if any, to be announced at the sale.

Anthony Witman of Witman Properties, Inc., Receiver
Katharine Higgins-Shea, Esq., Counsel for Receiver
Lyon & Fitzpatrick, LLP

Whitney Place

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