

LEGAL NOTICE

**RECEIVER'S SALE
OF REAL ESTATE**

By virtue of the Order for Appointment of Receiver issued by Northeast Housing Court in the case entitled "Attorney General for the Commonwealth of Massachusetts v. George Mugford", Docket No. 20H77CV000206 and recorded with the Middlesex North District Registry of Deeds on April 20, 2021 at Book 35643, Page 213 and pursuant to Order Authorizing Sale of the Property dated October 28, 2021 recorded with the Middlesex North District Registry of Deeds at Book 36645, Page 17 and pursuant to Order extending the Receivership dated October 28, 2021 and recorded with the Middlesex North District Registry of Deeds at Book 36455, Page 21, the Receiver, Investment Capital Corporation hereby gives notice of its intent to foreclose on its Lien regarding the premises located at 100 Morse Avenue, Wilmington, Massachusetts on December 9, 2021 at 12:00 p.m. at the premises. The premises are described as follows:

The land at 100 Morse Avenue, Wilmington, Middlesex County, Massachusetts being shown as Lots 106 and 107 on a plan entitled "Pinewood South Wilmington, Mass., Developed by Charles P. Stockwell, May, 1916, H.W. Millhouse, C.E." which plan is recorded with the Middlesex North District Registry of Deeds, Plan Book 33, Plan 73.

For title reference see Deed dated November 16, 1982 and recorded with the Middlesex North District Registry of Deeds at Book 2570, Page 321.

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 thirty (30) 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 the Deed to George L. Mugford at Book 2570, Page 321 shall control in the event of a typographical error in this publication. If high bidder defaults, the Receiver shall be authorized to sell to the next highest bidder. Other terms to be announced at the sale.

Investment Capital Corp.

By its Attorney:

Russell S. Channen, Esquire
Phillips, Gerstein &
Channen, LLP
25 Kenoza Avenue,
Haverhill, MA 01830
(978) 374-1131

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