

NOTICE OF SALE
OWNERS SALE OF REAL ESTATE

By virtue of a Judgment executed by Norfolk Superior Court Justice Beverly Cannone (Civil Docket 1582CV-00502) ordering, adjudging and declaring that, the real property known as 12 Sherman Drive, Randolph, Massachusetts be forfeited to the Commonwealth of Massachusetts, for official use or distribution through the Office of the District Attorney for the Norfolk District, in accordance with the Massachusetts General Laws, Chapter 94C, Section 47, dated February 2, 2019 and recorded with the Norfolk County Registry of Deeds, in Book 37179, Page 3, the Norfolk District Attorney moves to auction the premises known as 12 Sherman Drive, Randolph, Norfolk County, Massachusetts by **Public Auction at 1:00 p.m. on Thursday, October 24, 2019. The premises described in said Deed, together with all rights, easements, and appurtenances thereto, to wit with quitclaim covenants:**

A certain parcel of land with the buildings thereon situated in Randolph, Norfolk County, Mass. and being shown as Lot 5 on a plan entitled "Plan & Profile, Randolph—Mass." dated June 24, 1964 by L. W. DeCelle Surveyors, Inc. recorded with Norfolk County Registry of Deeds in Plan Book 217 as Plan No. 897 of 1964 and bounded and described as follows:

NORTHERLY and NORTHWESTERLY by Sherman Drive in two curving lines measuring 67.07 feet and 20.15 feet, respectfully;

EASTERLY by Lot 4 on said plan, 76.56 feet;

SOUTHEASTERLY by land now or formerly of Lawrence L. Mann, Jr., 80.31 feet;

SOUTHWESTERLY by other land of Joseph Komich et ux, 166 feet; and

NORTHERLY and NORTHWESTERLY by Lot 6 on said plan in two lines measuring 79.30 feet and 25 feet, respectively.

Containing 12,150 square feet of land according to said plan be any or all said measurements or contents, more or less, or however otherwise said premises may be bounded, measured or described.

Subject to and with the benefit of restrictions and easements of record insofar as the same are now in force and applicable, together with the right to use the streets and ways as laid out on said plan in common with others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph, reserving to the Grantor, its successors and assigns a full and complete right of way for all purposes in, through and over the streets and ways shown on said plan for the benefit of its remaining land and reserving also the right to grant to the Town of Randolph and others full and complete easement in said streets and ways for water, sewers and street purposes.

Meaning and intending to convey the same premises conveyed from Denise M. Anderton, Trustee of 12 Sherman Drive Realty Trust u/d/t dated December 16, 2011 to Wai Yip Chu dated August 2, 2012 and recorded with said Registry of Deeds in Book 30274, Page 142.

Terms of Sale: The premises is being sold "as is with all faults" and with no express or implied warranties. As the Seller received said property by Judgment, Seller does not possess information concerning the presence of lead paint, asbestos, other toxic substances or other important information concerning the property.

A deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, to be deposited in escrow with Stanley Paine Auctioneers, 373 Boylston Street, Newton, MA 02459. The balance of the purchase price to be paid by bank or certified check within thirty (30) days after the date of the sale.

In the event that the successful bidder at the Public Auction shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the Public Auction, the successful bidder shall forfeit their deposit to the Norfolk District Attorney's Office. The Seller reserves the right to sell the property to the second highest bidder for his/her last bid without deduction or setoff, or to conduct a second Public Auction to the highest bidder, and/or dispose of said property as it sees fit.

Said property is being sold free of all liens and mortgages properly recorded with the Registry of Deeds prior to the October 24, 2019 1:00 p.m. Public Auction.

Buyer shall bear all closing costs, all costs associated with the recording of the land sale and any costs associated with the purchase of deed stamps. Any costs not expressly stated in said this Notice of Sale and/or Memorandum of Sale or any other document shall be the sole and exclusive responsibility of the Buyer.

Except for brief inspections, Buyer shall not be permitted to enter or make any modifications or alterations to said Premises prior to the closing of the sale of the house.

**THE SELLER MAKES NO REPRESENTATION OR WARRANTIES
WHATSOEVER CONCERNING SAID PROPERTY.**

Dated: October 19, 2019
Present holder of said mortgage

Margaret R.S. Krippendorf for
Norfolk District Attorney Michael W. Morrissey
Norfolk District Attorney's Office
45 Shawmut Road
Canton, MA 02021