

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK DIVISION

PROBATE COURT DEPARTMENT
DOCKET NO. SU14D1029

JAMES St. FLEUR, Sr.	)
Plaintiff	)
	)
v.	)
	)
MAUDE LAROCHE-ST. FLEUR	)
Defendant	)

**NOTICE OF SPECIAL MASTER SALE OF
REAL ESTATE BY PUBLIC AUCTION**

By virtue of an Order of the Court entered in the above-captioned action, the undersigned Special Master will sell by public auction to the highest qualified bidder the following real property:

Property:

19 Macullar Road
West Roxbury, Massachusetts 02132

Auction Date: August 27, 2026

Time: 11:00 a.m.

Location: At the premises or such other location as the Special Master may announce.

Description of Property

The property consists of the land and all buildings and improvements located at **19 Macullar Road, West Roxbury, Massachusetts**, together with all appurtenant rights, and will be conveyed by Special Master's Deed.

Occupancy

The property is currently occupied and will be sold in its present occupied condition. Neither the Special Master nor the Court makes any representation or warranty that the premises will be vacant at the time of closing or that the successful bidder will be entitled to immediate possession.

The purchaser shall accept the property **AS IS, WHERE IS, and AS OCCUPIED**, subject to the rights, if any, of the current occupant(s). The successful bidder shall be solely responsible for obtaining possession of the property after the closing, if necessary, in accordance with applicable Massachusetts law and any further orders of the Court.

Because the property is occupied, interior inspections may not be available prior to the auction.

Terms of Sale

TERMS OF SALE: A DEPOSIT OF \$10,000 IN CASH, CERTIFIED OR BANK CASHIER'S CHECK WILL BE REQUIRED AT TIME AND PLACE OF SALE. BALANCE DUE WITHIN 30 DAYS. ALL OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

For additional information concerning the auction, contact:

Denzil D. McKenzie, Esq.

Court-Appointed Special Master

McKenzie & Associates, P.C.

(617)779-0010

dmckenzie@mckenzielawpc.com

Dated: July 21, 2026