

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in Town of Erving Board of Health v. Daniel R. Willor, Docket No. 23-CV-819, the Court has granted the Receiver, Roxy Corp Inc., authorization to sell the property located at 5 West High Street, Erving, Franklin County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is Daniel R. Willor.

The same will be sold at Public Auction at 12:00 p.m. on September 10, 2025 on the premises located at 5 West High Street, Erving, Franklin County, Massachusetts which is bounded and described as follows:

The land in that part of Erving, known as Millers Falls, and bounded and described as follows:

Beginning at a corner on the easterly side of High Street, it being the southwest corner of the premises herein conveyed and the northwest corner of land conveyed by Cecelia Zbikowski, et ux, to Eugene M. Maleski, et ux, by deed dated June 30, 1949, and recorded in the Franklin County Registry of Deeds, Book 937, Page 153; thence northerly along said High Street 80 feet, more or less, to land conveyed by Wladyslaw A. Zbikowski, et ux to Arthur E. LaMountain, et ux, by deed dated February 16, 1946, and recorded in said Registry of Deeds, Book 889, Page 5; thence easterly along land now or formerly conveyed to said LaMountains, 264 feet, more or less, to the Central Vermont Railroad; thence southerly along Central Vermont Railroad to land now or formerly of said Maleski's; thence westerly along land now or formerly of said Maleski's to the place of beginning.

Being the same premises conveyed to Daniel R. Willor by Deed of Anna Jarvis dated July 15, 2022 and recorded in the Franklin County Registry of Deeds Book 8033, Page 309.

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 in full of the purchase price. Other terms, if any, to be announced at the sale.

Roxy Corp Inc., LLC Receiver
Katharine Higgins-Shea, Esq., Counsel for Receiver
Lyon & Fitzpatrick, LLP
Whitney Place
14 Bobala Road, 4th Floor
Holyoke, MA 01040
(413) 536-4000