

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in Attorney General for the Commonwealth of Massachusetts v. Estate of John W. Romanowski and Estate of Stanley F. Romanowski, Docket No. 24-CV-440, the Court has granted the Receiver, Roxy Corp Inc., authorization to sell the property located at 97 Stillwater Road, South Deerfield, Franklin County, Massachusetts and Routes 5 and 10, Whately, Franklin 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 John Romanowski and the Estate of Stanley Romanowski.

The same will be sold at Public Auction at 12:00 p.m. on June 24, 2026 on the premises located at 97 Stillwater Road, South Deerfield, Franklin County, Massachusetts

A certain tract of land in Hoosack, so-called, in Deerfield, Massachusetts, commencing at a stake and stones at the northeast corner of said lot; running westerly on land now or formerly of Whitney Boyden and Asabel Wright 108 rods and 8 links; thence southerly on land now or formerly of Columbus Nelson 53 rods and 14 links, thence easterly on land now or formerly of Luther Bartlett and Samuel Childs, II, 109 rods and 10 links; thence northerly on land now or formerly of Ebenezer Morton and Horatio Hawks 53 rods and 7 links. Containing 35 acres, 1 rood and 6 rods, more or less.

SUBJECT to a right of way given to New England Telephone and Telegraph Co. over this tract, described in deed recorded in said Registry of Deeds in Book 766, Page 80.

SUBJECT to an Agricultural or Horticultural Land Tax Lien issued by the Town of Deerfield dated June 25, 1979 and recorded in the Franklin County Registry of Deeds Book 1593, Page 177.

EXCEPTING that portion conveyed to John Romanowski by Quitclaim Deed dated June 1, 1973 and recorded in the Franklin County Registry of Deeds Book 1448, Page 47.

Being the same premises conveyed to John Romanowski and Stanley Romanowski by Deed of Frank Romanowski dated February 7, 1981 and recorded in the Franklin County Registry of Deeds Book 1645, Page 26 and by Deed of Paul Charles Romanowski dated January 11, 1999 and recorded in the Franklin County Registry of Deeds Book 3448, Page 301. See also Estate of John Romanowski, Franklin County Probate and Family Court Docket Number 15P0390. See also Estate of Stanley Romanowski, Franklin County Probate and Family Court Docket Number FR25P0076EA.

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., Receiver
Katharine Higgins-Shea, Esq., Counsel for Receiver
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