

A TRUE COPY ATTEST



DEPUTY SHERIFF

9/14/21

SHERIFF'S SALE

FITCHBURG CITY
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss 2021 SEP 14 PM 12:09

By virtue of Execution 1985CV01108 issued by the Worcester Superior Court wherein, John M. Gerstenlauer, As Trustee of Equity Trust Company FBO CM Strategies, LLC Solo 401K Plan named Judgment Creditor(s) and Professional Performance, LLC named Judgment Debtor(s), on the 14th day of December in the year 2020, having levied upon seized and taken all the right, title and interest which the said Professional Performance, LLC had in and to the lands in the City of Fitchburg hereinafter described in Book: 9333, Page: 91 Northern Worcester Registry of Deeds as follows:

-----PLEASE INSERT ATTACHED DESCRIPTION HERE-----

On November 4, 2021 at 10:00am at the Deputy Sheriff's Office located at 240 Main Street, Worcester MA. I will sell said right, title and interest at public auction, for cash, to the highest bidder, together with all costs and fees thereon. Said sale of land subject to any and all encumbrances of record.

NOTICE REGARDING ON-SITE SEWAGE DISPOSAL SYSTEMS

You are hereby notified that Massachusetts Regulations (Title 5 Regulations) require an inspection of on-site sewage disposal systems when there is a transfer of title to real estate. Any purchaser or transferee of real estate serviced by an on-site sewage disposal system is obligated to inspect, and if necessary, to upgrade a system in accordance with the provisions of Code of Massachusetts Regulations (CMR). You are hereby referred to 310 CRM 15.300-15.305 for time periods to do so and other requirements.

The office of the Deputy Sheriff has no information about whether the real estate in question is served by an on-site sewage disposal system.

Terms of Sale: Cash, cashiers or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the plaintiff and its designee(s) are exempt from this requirement); the highest bidder shall pay \$5,000.00 and the balance of purchase price payable in cash, certified or treasurer's check within thirty (30) days after the date of the sale at the office of the deputy sheriff.

Donna M Belanger

Deputy Sheriff

Attorney for Creditor:
Bernstein, Shur, Sawyer & Nelson, P.A.
Jefferson Mill Building 670 North Commercial Street Suite 108
Manchester, NH 03150
603-623-8700

Worcester County Sheriff
Po Box 1066
Worcester, MA 01613

PROPERTY ADDRESS: 133-137 Laurel Street, Fitchburg, Massachusetts 01420

A certain tract of land with the buildings thereon, situated on the northerly side of Laurel Street, Fitchburg, Worcester County, Massachusetts, and more particularly bounded and described as follows:

Beginning at the Southwesterly corner thereof at a pipe in the northerly line of said Laurel Street, at land or formerly of Edwin H. Holt, Sr., et ux;

Thence running North $8^{\circ} 20'$ West by said Holt land one hundred sixteen and $35/100$ (116.35) feet to a pipe at an angle;

Thence turning and running North $81^{\circ} 38'$ East by said Holt land sixty and $8/10$ (60.8) feet to a pipe at land now or formerly of one Lalonde;

Thence turning and running South $17^{\circ} 16'$ East by land now or formerly of said Lalonde fifty-five and $5/10$ (55.5) feet to an angle;

Thence running South $26^{\circ} 21'$ East still by said Lalonde land thirty-two and $82/100$ (32.82) feet to the Northerly line of said Laurel Street;

Thence running Southwesterly by the Northerly line of said Laurel Street eighty-five and $64/100$ (85.64) feet to the place of beginning.

Said premises are conveyed subject to the right of the benefit of Edwin H. Holt, Sr., and Susan E. Holt, their heirs and assigns, to pass and repass with teams or otherwise, over the Southwesterly corner thereof, from Laurel Street to said Holt's adjoining land. Said right of way is ten feet in width and the center line of the same being in the Northerly line of said Laurel Street at a point distance 12 feet measured North $60^{\circ} 48'$ East from the pipe at said Holt's southeasterly corner, and runs thence North $29^{\circ} 48'$ West a distance of 30 feet.

Subject also to the right of the said Lalonde, their heirs and assigns to pass and repass, with teams or otherwise, over a passway 12 feet wide always to be kept open and common. Said passway adjoins land of said Lalonde and extends back from Laurel Street a distance of 57 feet 10 inches.

This conveyance is subject to any and all encumbrances of record. No title exam was requested of or performed by the preparer of this Deed.

Being the same premises conveyed to Grantor by deed of Professional Performance, LLC dated October 29, 2018 and recorded with the Worcester North District Registry of Deeds in Book 9201, Page 62.