

PLEASE ADVERTISE FOR THREE CONSECUTIVE WEEKS:
05/23/23, 05/30/23, 06/06/23

RECEIVED

SHERIFF'S SALE
COMMONWEALTH OF MASSACHUSETTS
PAUL HEROUX, SHERIFF

2023 MAY 11 P 2:14

CITY CLERK
FALL RIVER, MA

Bristol, SS

By virtue of Execution # 2273CV00253 issued by the Taunton Superior Court, wherein David Pitts is named Judgment Creditor and 951 Slade Street, Inc. is named Judgment Debtor, having levied upon seized and taken all right, title and interest which the said 951 Slade Street, Inc. had on the 10th day of November in the year two thousand and twenty-two, in and to the land in the City of Fall River herein after described in Certificate of Title# 5070 Book 26 Page 99 at the Bristol County Registry of Deeds Fall River District as follows:

The land in Fall River, in the County of Bristol, and said Commonwealth bounded and described as follows;

Northwesterly by Barclay Street two hundred thirty-five (235) feet;

Northeasterly by Slade Street eighty-one and 74/100 (81.74) feet;

Easterly by lands of sundry adjoining owners three hundred seventy-two and 54/100 (372.54) feet;

Southwesterly by Dwelly Street twenty-six and 74/100 (26.74) feet;

Westerly by lands sundry adjoining owners one hundred thirty-five and 96/100 (135.96) feet and;

Southwesterly by land now or formerly of Robert A Bouchard et al eighty-three and 18/100 (83.18) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Paul J Lyons, Surveyor, dated February 27, 1975 as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Original Certificate of Title# 3193, Book 17, Page 145, Fall River District of the Land Court.

Said land is subject to and with the benefit of an agreement between Augustus Chace and Globe Yarn Mills et al, dated December 18, 1883, duly recorded in Book 9, Page 198, as affected by Articles of Agreement between Augustus Chace, The Slade Mills, The Globe Yarn Mills, The Laurel Lake Mills, The Conanicut Mills, Nathaniel Lewis, et al Associates and William H Jennings, et al Associates, dated April 16, 1884, duly recorded in Book 115, Page 96.

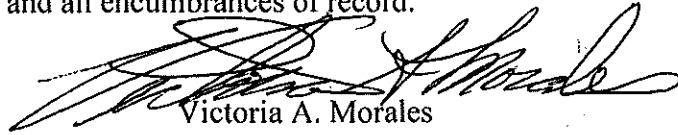
Said land is subject to a utility easement as set forth in a grant made by Lydonville Creamery Association to The Fall River Electric Light Company, dated January 17, 1942, duly recorded in Book 450, Page 270.

Said land is subject to whatever rights may exist at date of original decree by virtue of the existence of an encroaching shed, as shown on said plan.

Said land is subject to any and all rights that the Commonwealth of Massachusetts may have in Cook Pond.

Said land is affected by two notices of Variance, granted by the City of Fall River, one dated December 26, 1974, duly recorded in Book 1110, Page 985, and one dated February 15, 1976, duly recorded in Book 1122, Page 851.

On June 13, 2023 at 10:00a.m. at the Bristol County Deputy Sheriff's Office located at 108 Court Street, New Bedford, Massachusetts, 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.



Victoria A. Morales
Deputy Sheriff
Bristol County



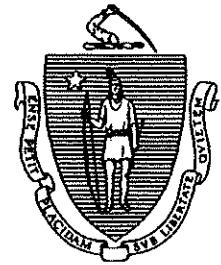
The Commonwealth of Massachusetts

OFFICE OF THE SHERIFF

County of Bristol

PAUL HEROUX, SHERIFF

108 Court Street • P.O. Box 8928
New Bedford, MA 02740



Tel: 508-992-6631
Fax: 508-991-6016

Peter E. Berthiaume
Assistant
Superintendent

DATE OF SEIZURE: November 10, 2022

TIME: 2:23pm

David Pitts
PLAINTIFF (JUDGMENT CREDITOR)

David Pitts.
PLAINTIFF

951 Slade Street, Inc
DEFENDANT (JUDGMENT DEBTOR)

(508) 930 - 1613
PLAINTIFF'S PHONE NUMBER

26 99 5070 Taunton Superior 2273CV00253
BOOK PAGE CERTIFICATE# COURT EXECUTION#

Acting on instructions from the Judgment Creditor, I have levied upon, seized and taken the right, title and interest of the Judgment Debtor in the real estate in the above book and page.

I herewith make demand on the Judgment Debtor that he/she deliver to me the money due to the Judgment Creditor, the total amount appearing below.

Please be advised that unless I have received payment of the monies due the Judgment Creditor or have been notified that satisfactory arrangements have been made, I will be obligated to proceed. Payment or arrangement must be made by TWO WEEKS from the date of this notice.

The costs, fees, and interest have already increased the amount due the Judgment Creditor. By prompt attention to this matter you will avoid the additional cost of advertising and fees involved with a sale.

Poundage \$ 2,683.62
Judgment & Costs \$133,193.54
Interest to (05/05/23) \$ 9,572.54
Service (Registry) 56.71
Travel 6.40
Prepare & Serve ntc 130.00
Demand 10.00
Postage & Handling 15.92
Copies 10.00
Registry Fee 105.00

Total \$145,783.73



Add \$44.40 per day interest after 05/05/23

Respectfully,

[Handwritten signature of Victoria A. Morales]

Victoria A. Morales
Deputy Sheriff

PAYMENT MUST BE MADE BY CERTIFIED CHECK MADE PAYABLE TO THE BRISTOL COUNTY SHERIFF'S DEPARTMENT!

WRIT OF EXECUTION ON MONEY JUDGMENT		DOCKET NUMBER 2273CV00253	Trial Court of Massachusetts The Superior Court 
CASE NAME David Pitts vs. Alvaro R Amaral et al		Jennifer A. Sullivan, Clerk of Court Bristol County	
JUDGMENT CREDITOR (OR CREDITOR'S ATTORNEY) WHO MUST ARRANGE SERVICE OF EXECUTION Zachary Joseph Mercer, Esq. Percy Law Group, PC 4 Court St Taunton, MA 02780		COURT NAME & ADDRESS Bristol County Superior Court - Taunton 9 Court Street, Rm 13 Taunton, MA 02780	
JUDGMENT DEBTOR AGAINST WHOM EXECUTION IS ISSUED 951 Slade Street, Inc.		JUDGMENT CREDITOR(S) IN WHOSE FAVOR EXECUTION IS ISSUED David Pitts	
<p>To the sheriffs of our several counties or their deputies (or, subject to the limitations of G.L. c. 41 § 92, any constable within his town):</p> <p>The judgment creditor(s) has recovered a judgment against the judgment debtor named in the amount shown below.</p> <p>We command you therefore, that from the value of any real or personal property of such judgment debtor found within your territorial jurisdiction, you cause payment to be made and satisfied to the judgment creditor(s) in the amount of the "Execution Total," plus additional post judgment interest on the "Judgment Total" from the "Date Execution Issued" at the "Annual Post judgment Interest Rate" shown below, and to collect your fees, as provided by law.</p> <p>This Writ of Execution is valid for twenty years from the "Date Judgment Entered" shown below. It must be returned to the clerk's office of this court, along with your return of service, within ten days after this writ has been satisfied or discharged, or after twenty years if this judgment remains unsatisfied or undischarged</p>			
1. Judgment Total		133,181.04	
2. Date Judgment Entered		09/28/2022	
3. Date Execution Issued		10/28/2022	
4. Number of Days from Judgment to Execution (Line 3 - Line 2)		30	
5. Annual Postjudgment Interest Rate		0.12	
6. Postjudgment Interest from Judgment to Execution (lines 1x4x5)		\$1,314.50	
7. Postjudgment Costs (if any)		\$12.50	
8. Credits (if any)		\$0.00	
9. EXECUTION TOTAL (Lines 1 + 6 + 7, minus Line 8)		\$134,508.04	
LEVYING OFFICER: (a) Add daily interest from date execution issued.			
(b) Add your fees as provided by law:			
TESTE OF CHIEF JUSTICE	DATE EXECUTION ISSUED	CLERK-MAGISTRATE/ASST. CLERK	
WITNESS: Hon. Heidi E Brieger	10/28/2022	X	Garrett R. Fregault, Esq.  Assistant Clerk/Magistrate

The Commonwealth of Massachusetts
Office of the Sheriff
County of Bristol
108 Court Street – P.O. Box 8928
New Bedford, Massachusetts, 02740-0928
Tel: 508-992-6631

May 5, 2023

The Herald News
Legal Advertisements
207 Pocasset St.
Fall River, MA 02722

RE: David Pitts

V

951 Slade Street, Inc.

Dear Sir/Madam:

Please publish the enclosed advertisement for a Sheriff's Sale once a week for three consecutive weeks: May 23, 2023, May 30, 2023 and June 6, 2023. Kindly forward one copy of the advertisement to the above address, Attention: Real Estate Division.

Please bill the Judgment Creditor directly. The Judgment Creditor of record is as follows:

David Pitts
324 Locust Street
Fall River, MA 02720
Tel. (508) 930-1613
Email: david@davidpittsrealestate.com

Sincerely,



Victoria A Morales
Deputy Sheriff

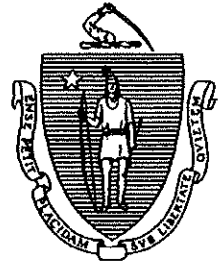


Peter E. Berthiaume
*Assistant
Superintendent*

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OFFICE OF THE SHERIFF

County of Bristol
PAUL HEROUX, SHERIFF
108 Court Street • P.O. Box 8928
New Bedford, MA 02740



Tel: 508-992-6631
Fax: 508-991-6016

May 5, 2023

David Pitts
324 Locust Street
Fall River, MA 02720

RE: Execution: David Pitts

Vs

951 Slade Street, Inc

Dear Mr. Pitts,

An advertisement for the sale of the property seized in the above matter will appear in the Herald News pertaining to property located in Fall River in Book 26 Page 99 as Certificate of Title# 5070.

You will receive the bill for this advertisement directly from the newspaper.

Please note the sale date and time: June 13, 2023 at 10:00 a.m.

Sincerely,

Victoria A. Morales
Deputy Sheriff