

<b>Amended PETITION FOR SALE OF REAL ESTATE</b>  G. L. c. 202, § 19	Docket No.  <b>WO17P3346EA</b>	<b>Commonwealth of Massachusetts The Trial Court Probate and Family Court</b>
Estate of:		<b>Worcester</b> Division
<b>Victor</b> First Name	<b>J.</b> Middle Name	<b>Manni</b> Last Name
Date of Death: <b>September 4, 2017</b>		<b>FILED JA</b>  <b>MAR 20 2018</b>

**I. GENERAL INFORMATION**

The Petitioner(s) (hereafter "Petitioner") makes the following statements:

1. The Petitioner is the Personal Representative of the estate:

Name: Anthony R. Manni  
First Name Middle Name Last Name

105 Setian Lane West Warwick RI 02893  
(Address) (Apt. Unit, No. etc.) (City/Town) (State) (Zip)

Mailing Address, if different: \_\_\_\_\_  
(Address) (Apt. Unit, No. etc.) (City/Town) (State) (Zip)

Primary Phone #: (401) 255-6999

2. The court examined and approved the Personal Representative's bond on: December 08, 2017. The bond was  
(date)

without surety OR  with personal OR  corporate surety in the penal sum amount of \$ \_\_\_\_\_

**FORM ALERT: The Inventory form (MPC 854) must be filed with this Petition.**

3. Any lien for tax imposed by G. L. c. 65C has been released or discharged as evidenced by the following document filed with this Petition:

a closing letter, a release, or a discharge from the Commissioner of Revenue.

**OR**

an affidavit of the Personal Representative signed under the penalties of perjury stating that the gross estate does not necessitate a Massachusetts estate tax filing.

4. The Division of Medical Assistance  is not interested **OR**  is interested:

due to the filing of a written statement of claim against the estate pursuant to G. L. c. 118E, § 32(h)(1).

due to the filing of a notice of claim that an action has been commenced pursuant to G. L. c. 190B, § 3-803(f).

**FORM ALERT: If interested, the Personal Representative must give notice by citation (if not assented to) of this Petition by certified mail to the Division of Medical Assistance, Estate Recovery Unit, P.O. Box 15205, Worcester, MA 01615-0205.**

**II. REAL ESTATE**

5. The Decedent was at the time of his or her death the owner of a 50% interest in certain real estate located at:  
(insert % or other description)

106 Eugene Street Leominster MA 01453  
(Address) (Apt. Unit, No. etc.) (City/Town) (State) (Zip)

county of: Worcester

bounded and described on an attachment (include docket number and case name on the attachment).

Title Reference: \_\_\_\_\_ County Book: 1664 Page: 338 or Certificate of Title No. \_\_\_\_\_

the same being  all  part of the real estate of the Decedent.

**FORM ALERT: A description of the real estate with the docket number and case name clearly legible must be attached to this Petition.**

- 6. That it is for the advantage of all parties interested that the same be sold.
- 7. That an advantageous offer for the purchase of the real estate has been made to the Personal Representative in the sum of **Seventy Six Thousand \*\*** dollars (\$ **76,000.00** ).  
\*\*being a one-half interest
- 8. If any heirs or devisees have conveyed or mortgaged his/her interest in the property to a third person, list the third person's name, address, and nature of his/her interest below.

**FORM ALERT: Do NOT include the names of heirs, devisees, or the Decedent's mortgage.**

NAME OF THIRD PARTY	ADDRESS	NATURE OF INTEREST

**III. RELIEF REQUESTED**

Wherefore the Petitioner requests that the court authorize the Personal Representative to sell the real estate:

- at a private sale in accordance with said offer or for a larger sum.
- at a public auction upon the following terms:


**AND**

- that the Personal Representative may become the purchaser of the real estate.

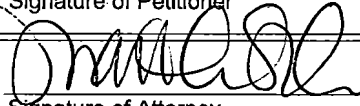
**SIGNED UNDER THE PENALTIES OF PERJURY**

I certify under the penalties of perjury that the foregoing statements are true to the best of my knowledge and belief.

Date: 3/14/18

  
Signature of Petitioner

Information on Attorney for Petitioner, if any

  
Signature of Attorney

**Martha E. Howe**  
(Print name)

**201 Howe Building, 11 Kearney Square**  
(Address) (Apt, Unit, No. etc.)

**Lowell** **MA** **01852**  
(City/Town) (State) (Zip)

Primary Phone #: **(978) 454-9167**

B.B.O. # **554854**

Email: **mhowe@howelegal.com**

**Estate of Victor J. Manni**

**Worcester Probate Court Docket: WO17P3346EA**

**EXHIBIT "A"**

A certain lot of land with any buildings thereon, situated on the northerly side of Eugene Street, Leominster, Massachusetts and bounded and described as follows:

BEGINNING at the end of said Eugene Street on the northerly side thereof at the southeasterly corner of the lot, and running

THENCE by the line of Eugene Street N.  $64^{\circ} 39'$  W., eighty-seven and  $74/100$  (87.74) feet to Lot #19 on plan hereinafter referred to;

THENCE by Lot #19 N.  $25^{\circ} 21'$  E., one hundred forty-one and  $00/100$  (141.00) feet to a stone wall at land now or formerly of one Blood;

THENCE by said Blood land S.  $64^{\circ} 39'$  E., ninety-two and  $14/100$  (92.14) feet to a corner at land of one Philie;

THENCE by said Philie land and partly by land of Howard Ringer S.  $27^{\circ} 05'$  W., one hundred forty-one and  $07/100$  (141.07) feet to line of Eugene Street and the place of beginning.

Said Premises contain 12,682 square feet of land, more or less and are shown as Lot #18 on a plan entitled, "Land in Leominster, Mass., Subdivided by Eugene LeBlanc," dated May 7, 1957, drawn by Alden S. Marble & Assoc., Reg. Engrs. & Survs., which plan is a revision of a plan dated March 14, 1953.

For title reference see Worcester North District Registry of Deeds Book 1664, Page 338

<b>DECREE OF SALE OF REAL ESTATE PERSONAL REPRESENTATIVE</b>	Docket No. <b>WO17P3346EA</b>	<b>Commonwealth of Massachusetts The Trial Court Probate and Family Court</b>
	Estate of: <b>Victor J. Manni</b> <small>First Name Middle Name Last Name</small>	
Date of Death: <b>September 4, 2017</b>		<b>Worcester</b> Division

After a hearing or on the uncontested Petition for Sale of Real Estate (hereinafter "Petition") dated March 14, 2018 (date)

**THE COURT FINDS:**

1. The Petitioner is the Personal Representative(s) (hereafter "Personal Representative").
2. Any required notices have been given to or waived by all interested persons and any guardian *ad litem* appointed has assented to the Petition and/or the report of the guardian *ad litem* has been considered by the court.
3. Venue is proper.
4. The current bond of the Personal Representative is sufficient or a subsequent bond has been filed.
5. An advantageous offer for the purchase of the subject real estate has been made to the Petitioner.
6. The interests of all parties will be promoted by an acceptance thereof.

**THE COURT DECREES AND ORDERS:**

1. The Personal Representative, Anthony R. Manni

is authorized to sell and convey  at public auction  at private sale upon the following terms:

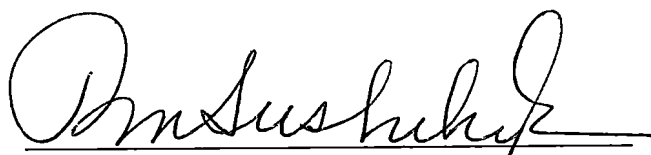
**Please see Purchase and Sale Agreement attached hereto as Exhibit "B"**

for the sum of \$ 76,000.00 being a one-half interest in accordance with said offer or for a larger sum, or at public auction, if he or she shall think best so to do, the real estate of said deceased described as follows:

**Please See Exhibit "A" attached hereto.**

2.  The Commissioner of the Department of Revenue has released - discharged the lien on the real estate of the deceased.
3.  The Personal Representative may become the purchaser of the real estate.
4. **The court further orders:**

Date 3-20-18

  
 Judge of the Probate and Family Court

**Estate of Victor J. Manni**

**Worcester Probate Court Docket: WO17P3346EA**

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