

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss:

HOUSING COURT DEPARTMENT  
EASTERN DIVISION  
DOCKET 17H84CV000715

	)
INSPECTIONAL SERVICES	)
DEPARTMENT OF THE	)
CITY OF BOSTON,	)
Plaintiff	)
	)
v.	)
	)
EAST FOURTH STREET, LLC	)
and JAMES S. DICKEY,	)
manager,	)
Defendants	)
	)
ENDEAVOR CAPITAL	)
FUNDING, LLC,	)
Party in Interest	)
	)

**RECEIVER’S REPORT OCTOBER 4, 2018**

NOW COMES the RECEIVER and makes the following report:

- 1) This report supplements a report dated September 6, 2018. 3)

FUNDS RECEIVED BY THE RECEIVER

- 2) In accordance with paragraph 2(f) of the May 25, 2018 Order, the Receiver has borrowed \$20,000.00 from Chelsea Restoration Corporation on September 26, 2018. The receiver has assigned a portion of his lien to Chelsea Restoration Corporation. A copy of the recorded Assignment of Lien is attached.

RECEIVER’S EXPENSES

- 3) The Receiver has the following expenses:

6/6/2018	Parking at Courthouse	\$1.00
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6/6/2018	Commonwealth of Massachusetts Recording Fee	75.00
6/8/2018	Three "Place Packs" of Rodenticide	3.00
8/20/2018	Hennessey & MacInnis Title	230.00
9/6/2018	Chanh Contracting Clean Up Exterior	1,000.00
9/26/2018	Kraft & Hall LLC Lender's Legal Fees	725.00
9/28/2018	Vargas and Vargas Insurance	905.00

#### REPORT ON CONDITION OF THE PROPERTY

- 4) The exterior clean up was successfully completed during the last week of August and the first week of September. The overgrown bushes and grass were cut down. The Receiver notes that Mr. Dickey did some work cleaning up the exterior so that the estimated cost of the exterior clean up was reduced and completing the clean up only cost \$1,000.00.
- 5) The interior clean out was begun on October 3, 2018. The house is full of damaged furniture and other debris. All of the debris inside the house is water damaged and unsanitary due to cats and rodents in the house. The first floor has been made passable and is mostly cleaned out. The basement, second and third floor will be cleaned out over the coming weeks.
- 6) The cost of cleaning the interior is estimated at \$16,000.
- 7) The receiver is unable to make a final determination if the house can be saved or needs to be razed until the house is cleaned out.
- 8) The house is generally secure however the roof and third floor are open to the elements. Once the house has been cleaned out the third floor can be safely accessed and properly secured.

Receiver



Stuart T. Schrier  
BBO 447190  
Schrier & Associates, P. C.  
1005 Dorchester Avenue  
Boston, MA 02125  
(617) 436-1200  
(617) 436-5649  
Schrieresq@aol.com

Dated: October 4, 2018

### **CERTIFICATE OF SERVICE**

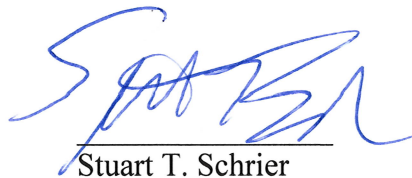
I, Stuart T. Schrier, Receiver, do hereby certify that on October 4, 2018 I served the foregoing report on

Edward Coburn, Esquire  
Boston Inspectional Services Department  
1010 Massachusetts Avenue  
Boston, MA 02118

James S. Dickey, Manager  
East Fourth Street LLC  
8 Newbridge Road  
Sudbury, MA 01776

Rosemary Traini, Esquire  
404 South Huntington Avenue  
Jamaica Plain, MA 02130

by via email



Stuart T. Schrier

3099



2018 00085485

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Recorded: 09/26/2018 02:28 PM

ATTEST: Stephen J. Murphy, Register

Suffolk County Registry of Deeds

ASSIGNMENT AND SUBORDINATION OF RECEIVER'S LIEN PURSUANT TO G.L. c. 111 Sec. 127I

Pursuant to G.L. c. 111 Sec. 127I, Stuart T. Schrier, as Receiver appointed in the action of City of Boston Inspectional Services Department (Plaintiff) v. Fourth Street LLC and JAMES S. DICKEY, Manager (Defendants) and Endeavor Capital Funding, LLC, Party in Interest, No. 17H84CV000715 on the docket of the Housing Court Department of the Trial Court, City of Boston Division, as set forth in an Order dated May 25, 2018 and recorded in the Suffolk County Registry of Deeds (the "Registry") in Book 59691, Page 41, hereby assigns a portion of such Receiver's Lien (the "Receiver's Lien") to the Chelsea Restoration Corporation ("CRC"), a Massachusetts non-profit corporation with a principal office at 154 Pearl Street, Chelsea, Massachusetts, its successors and assigns, as their interest may appear, to the full extent of all sums now due or to become due pursuant to that certain note captioned Promissory Note, dated September 26, 2018, from Stuart T. Schrier, solely as Receiver to CRC. The Receiver subordinates to this Assignment that portion of the Receiver's Lien not assigned herein. This Assignment of Receiver's Lien affects property located at 97 Mt. Ida Road, Dorchester, Suffolk County, Massachusetts, as more fully described in Exhibit A attached hereto, and deed dated March 16, 2009 and recorded with the Suffolk Registry of Deeds in Book 44690, Page 270.

Property Affected: 97 Mt. Ida Road, Dorchester, Massachusetts

*See Book 44690, Page 270.*

*The balance of this page is intentionally left blank.  
Signature appears on the following page.*

KRAFT AND HALL  
800 BROADWAY  
P.O. BOX 505715  
CHELSEA, MA 02150

Executed as an instrument under seal this 26<sup>th</sup> day of September, 2018.

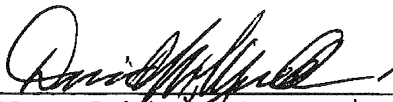
  
Stuart T. Schrier, Receiver

**Property Affected:**  
**97 Mt. Ida Road**  
**Dorchester, MA 02125**

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 26 day of September, 2018, before me, the undersigned notary public, personally appeared **Stuart T. Schrier, Receiver as aforesaid**, and proved to me through satisfactory evidence of identification, which was MA License, to be the person whose name is signed on this document, and acknowledged to me that he signed it for its state purpose.

  
Notary Public: **DAVID M. MINDLIN**  
My Commission Expires: **1-8-2022**

**EXHIBIT "A"**

The land with the buildings thereon, situated in Boston (Dorchester), Suffolk County, Massachusetts, bounded and described as follows:

NORTHEASTERLY	by Mount Ida Road, shown on a plan hereinafter mentioned as Robinson Avenue, forty (40) feet;
NORTHWESTERLY	by land of owners unknown, as shown on said plan, eighty-seven and 99/100 (87.99) feet;
SOUTHWESTERLY	by Lot 11, as shown on said plan, forty (40) feet;
SOUTHEASTERLY	by Lots 12 and 13 as shown on said plan, eighty-seven and 57/100 (87.57) feet;

Containing 3511 square feet of land according to said plan, and being shown as Lot 14 on a plan entitled "Plan of House Lots for George B. Jeffrey, Dorchester, Mass.," dated May 2, 1907, Dana E. Perkins, C.E., recorded in Suffolk County Registry of Deeds in Book 3236, Page 32.

For title, see Book 44690, Page 270.









