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July 6, 2017

VIA EMAIL

Mr. David Elbery

Ms. Joyce Elbery

Ms. Kathleen Elbery

Mr. Michael Elbery

Mr. Robert Elbery

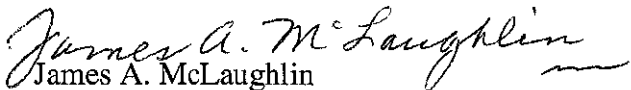
RE: Estate and 168 Fairfield Street, Needham, MA

To All:

Please be advised that the Petition for New Title Certificate was filed with the Land Court as Docket #17 SBQ 6772-86-001. Michael was the only owner not to sign the Petition as required by the Land Court and therefore, the Land Court will issue a Citation to be served on all owners and schedule a hearing date.

I filed the amended First Probate Account with the Probate Court on June 5, 2017 and am awaiting a Citation from the Probate Court.

Sincerely yours,


James A. McLaughlin

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cc: William Crowe, Esq.

Elberyltrs70617