

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE
UNDER M.G.L.c.183A:6

By virtue of Judgment and Order of the Chelsea District Court (Docket No. 2514CV000516), in favor of TRUSTEES OF THE STANDISH TOWNHOUSE CONDOMINIUM TRUST against ROBERT E. PINKHAM establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #I, 25 PORTER AVENUE of the STANDISH TOWNHOUSE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 7th DAY OF OCTOBER, 2026, AT UNIT I, 25 PORTER AVENUE, REVERE, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Unit known as Unit No. I in the Standish Townhouse Condominium, the address of which is 25 Porter Avenue, Revere, Suffolk County, Massachusetts, which said Condominium is situated at 80-82-84-86-88-90 Standish Road, 21-23-25-27 Porter Avenue, 85-87-89-91 Standish Road, 29-41-43-45-47-49 Porter Avenue and 34-36-42-46-50-54 Porter Avenue, Revere, Suffolk County, Massachusetts, by Master Deed dated September 8, 1988 and registered on September 13, 1988 with the Suffolk Land Registration Office as Document Number 442773, as amended by the First Amendment to the Master Deed dated September 8, 1988 and registered on September 13, 1988 with the Suffolk Land Registration Office as Document 442777 and as amended by the Second Amendment to the Maser Deed dated July 24, 1989 and registered on August 4, 1989 with the Suffolk Land Registration Office as Document Number 454758 and as amended by the Third Amendment to the Master Deed dated September 22, 1989 and registered on October 13, 1989 with the Suffolk Land Registration Office as Document Number 457546 and registered under Master Condominium Certificate of Title Number C243 in Registration Brook C243.

The Unit is more particularly described (1) in the Master Deed, (2) such site and floor plans as have been recorded or filed therewith being Condominium Plan. No. 27782-C, (3) in the first Unit Deed thereof and (4) copies of portions of such site and floor plans filed therewith. The unit is conveyed together with an undivided 3.84% interest in the common areas and facilities of the Condominium and the same 3.84% in the Organization of Unit Owners known as Standish Townhouse Condominium Trust (the "Unit Owners Organization") created by instrument dated September 8, 1988 and filed on September 13, 1988 with Suffolk Land Registration Office as Document Number 442774, as the same may be amended. The Unit and said undivided interests are together hereinafter referred to as the "Premises" or "Mortgaged Premises".

The Premises are conveyed subject to and together with the benefit of (1) the provisions of Chapter 183A of the General Laws (Ter.Ed.) of the Commonwealth of Massachusetts, and any amendments thereto, (2) the provisions and matters set forth and/or referred to in the Master Deed, (3) the provisions of the instrument creating the Unit Owners Organization and the By-Laws thereunder as recorded or filed with the Master Deed and such rules and regulations as may be promulgated thereunder and (4) the provisions set forth and referred to in the Unit Deed of Paul Ferragamo as Trustee of Revere Development Trust unto Thomas V. Mortell and Patricia A. Mortell dated January 12, 1990 and filed with Suffolk Land Registration Office as Document Number 461097.

Grantor and his successors in such office, as such, shall warrant and defend all said property unto said Grantees and the heirs or successors and assigns of said Grantees, against every person claiming or to claim the same or any part thereof, by, through or under Grantor.

For Grantor's title see deed to ROBERT E. PINKHAM dated August 16, 1996 and filed with the Suffolk Registry of Deeds Land Court Division as Document No. 542620 as noted on Certificate No. C243-39.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

- TERMS OF SALE:
1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand (\$5,000.00) Dollars for the unit shall be payable at the Auction.
 2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
 3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is

made in the deed.

4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
5. No representation is or shall be made as to any amount of taxes due and outstanding.
6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is".
9. Other items, if any, shall be announced at the sale.
10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Pamela M. Jonah, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 400, Braintree, MA 02184, (781) 843-5000.

STANDISH TOWNHOUSE CONDOMINIUM
TRUST,
For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
BBO#567289
45 Braintree Hill Office Park, Suite 400
Braintree, MA 02184
(781) 843-5000

Dated: _____