

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Westborough District Court (Docket No. 2667CV113), in favor of TRUSTEES OF THE PARLIAMENT COURT CONDOMINIUM TRUST against YAFEI MA establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #B-22, 59 SCHOOL STREET of the PARLIAMENT COURT CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK A.M. ON THE 1ST DAY OF DECEMBER, A.D. 2026, AT UNIT B-22, 59 SCHOOL STREET, NORTHBOROUGH, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The unit known as No. B-22, in the Parliament Court Condominium, a condominium ("condominium") established by Lewis J. Busconi, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated August 19, 1982, recorded with the Worcester District Registry of Deeds on August 20, 1982 in Book 7537, Page 31 as amended of record ("Master Deed"), which Unit is shown on the floor plans ("Plans") recorded simultaneously with the Master Deed, and is shown on the copy of a portion of the Plans recorded with said Deeds with a Deed of Lewis J. Busconi to Lewis J. Busconi and Pukhraj Mathur, Trustees of Francis Realty Trust, dated January 20, 1983, and recorded in Book 7821, Page 27 and being the first Deed to said unit. The post office address of the Condominium is 59 School Street, Northborough, Massachusetts.

The unit is conveyed together with:

1. An undivided percentage interest in the common areas and facilities ("Common Elements") of the Condominium as set forth in the Master Deed and Amendments of record, attributable to the Unit. In the event (as provided in the Master) that subsequent phases are added to the Condominium by Amendment of the Master Deed, the undivided interest of the Unit in the Common Elements shall be and become that specified in Schedule A of the Master Deed, as amended.
2. An exclusive easement to use storage cubicle as designed by the Trustees of the Parliament Court Condominium Trust.
3. An exclusive easement to use one (1) outdoor parking space as designated by the Seller.
4. An exclusive easement to use any deck, terrace or balcony extending from the exterior of the Unit as shown on the Plans.
5. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the Condominium, or which may come into existence

hereafter as a result of settling or shifting of the buildings, as a result of repairs or restoration of the building, or of the Unit after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an altercation or repair to the Common Elements made by or with the consent of the Trustees.

6. An easement in common with owners of other units to use any pipes, wires, ducts, flues cables, conduits, public utility lines, and other Common Elements located in any of the other units or elsewhere in the Condominium serving the unit.

The Unit is subject to and with the benefit of any easements, takings, restrictions, covenants and rights of way of record insofar as in force and applicable and of all other rights, easements, agreements, interests and provisions contained in the Declaration of Trust dated August 19, 1982 and recorded with said Registry in Book 7537, Page 50 (the "Declaration of Trust"), as amended from time to time of record pursuant to the provisions thereof and the Master Deed dated August 19, 1982 and recorded with said Registry in Book 7537, Page 31 as amended of record from time to time pursuant to the provisions thereof.

The Unit is intended only for residential purposes, pursuant to the Master Deed and no other use may be made of the Unit.

For Grantor's title see deed to YAFEI MA dated July 17, 2021 and recorded with the Worcester County Registry of Deeds in Book 65778, Page 308.

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 William F. Thompson, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 400, Braintree, MA 02184, (781) 843-5000.

PARLIAMENT COURT CONDOMINIUM
TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

William F Thompson, Esq.
BBO#664790
45 Braintree Hill Office Park, Suite 400
Braintree, MA 02184
(781) 843-5000

Dated: _____