

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE
UNDER M.G.L. C.183A § 6

By virtue of Judgment and Order of Greenfield District Court (Docket No. 2541CV000215), in favor of Board of Directors of the Briar Knoll Townhouse Condominium Association against Jane K. Keplinger establishing a lien pursuant to M.G.L.c.183A § 6 on the real estate known as 91 Briar Way, Unit 1B, Greenfield, MA 01301 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 1:00 PM., October 22, 2026, AT UNIT 1B, 91 Briar Way, Greenfield, MA 01301. The premises to be sold are more particularly described as follows:

The land situated in Greenfield, Franklin County, Massachusetts, being more particularly described as Unit 1B Briar Knoll Townhouse Condominium, Briar Way, Greenfield, Massachusetts, created pursuant to Master Deed dated March 16, 1989, and recorded in the Franklin County Registry of Deeds on March 16, 1989, in Book 2314, Page 276, and as amended by an Amendment to the Master Deed dated July 7, 1989, and recoded in the Franklin County Registry of Deeds in Book 2349, Page 242, and as amended by an Amendment to the Master Deed dated January 2, 1990, and recorded in the Franklin County Registry of Deeds in Book 2405, Page 72, and amended by an Amendment to the Master Deed dated May 16, 1990 and recorded in the Franklin County Registry of Deeds in Book 2438, Page 21, and as amended by Amendment to the Master Deed recorded in said Registry in Book 2480, Page 60, and as amended by Amendment to the Master Deed, recorded in said Registry in Book 2608, Page 55, which Unit is shown on the floor plans filed with said Master Deed and Amendment, on the copy of a portion of said plans attached hereto and made a part hereof, to which is affixed a verified statement in the form required by Chapter 183A, Section 9 of the General Laws.

The Unit is conveyed together with an individual .0330 interest in the common areas and facilities described in said Master Deed and said Amendments and in the Bylaws of Briar Knoll Townhouse Condominiums, the organization of Unit Owners through which the Condominium is managed and regulated.

The Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, casements, agreements, restrictions and covenants of the Condominium as set forth in said Master Deed and said Amendments and floor plans; the Bylaws of Briar Knoll Townhouse Condominium recorded with said Master Deeds; and real estate taxes not yet due and payable as of the date hereof.

The Unit is intended for residential purposes only.

Subject to easements and rights of way of record.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand Dollars (\$5,000.00) 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.

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 Lisa T. Lam, Allcock & Orban, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

Board of Directors of the Briar Knoll
Townhouse Condominium Association

By their Attorneys,

ALLCOCK & ORBAN, LLC

/s/ Lisa T. Lam

Lisa T. Lam, Esq.
BBO#713318
10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 884-1660

Dated: September 21, 2026