

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of Stoughton District Court (Docket No. 2655CV000554), in favor of Trustees of Canton Commons Condominium Trust against Marina Popov establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 60 Maple Street, Building 1, Unit F, Canton, MA 02021 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at November 19, 2026., 10:00 AM, AT Building 1, Unit F, 60 Maple Street, Building 1, Unit F, Canton, MA 02021. The premises to be sold are more particularly described as follows:

Unit F, Building 1, in the CANTON COMMONS CONDOMINIUM established by Master Deed dated October 2, 1985 and recorded with the Norfolk County Registry of Deeds, Land Registration District, as Document No. 723852, and as noted on Certificate of title No. C-235 in accordance with the provisions of M.G.L. c. 183A as the same may be amended from time to time.

The UNIT contains 1902 ± square feet and is laid out as shown on the floor plans (“Floor Plans”) of the building filed with the Master Deed to which is affixed a verified statement in the form provided for in M.G.L. c. 183A, Section 9.

The Post Office Address of this Unit is 60 Maple Street, Building 1, Unit F, Canton, Massachusetts 02021.

The Unit is conveyed together with:

An undivided 1.5733 % percentage interest in the Common Areas and Facilities of the Condominium as described in the Master Deed.

An exclusive license to use the walks and steps leading to the front door of the Unit and the deck or patio adjacent to the rear of the Unit subject to the rights of other Unit Owners to use said walks and steps leading to the front door of the Unit and the deck or patio adjacent to the rear of the Unit as an alternate means of egress in the case of fire.

An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Areas existing as a result of construction of the building, or which may come into existence hereafter as a result of repair 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 alteration or repair to the Common Areas made by or with the consent of the Trustees.

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

Easements as set forth in said Master Deed.

Said Unit is conveyed subject to:

Easements in favor of adjoining units and in favor of the Common Areas for the continuance of all encroachments of such adjoining units or Common Areas on the Unit, now existing as a result of construction of the Building, or which may come into existence hereafter as a result of the settling or shifting of the Building or as a result of repair or restoration of the Building or any adjoining unit or of the Common Areas after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Areas made by or with the consent of the Trustees.

An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cable, public utility lines and other Common Areas located in the Unit or elsewhere in the Condominium and serving such other units.

Exclusive rights in favor of the owner of any unit to use the outdoor parking spaces as designated from time to time by the Trustees.

Exclusive rights in favor of the owner of any Unit to use the walls and steps leading to the front door of the Unit, subject to the right of other Unit Owners to use said balcony or balconies as an alternate means of egress in case of fire.

The provisions of this Unit Deed, the Master Deed, the Condominium Trust and the Plans, as the same may be amended from time to time by instrument recorded with the Norfolk Deeds. Which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants and visitors, as though such provisions were recited and stipulated at length herein.

All easements, agreements, restrictions and conditions of record, insofar as the same are now in force and applicable.

The Unit shall be used only for residential purposes and for no other purposes, except as may be expressly permitted by the Trustees in accordance with the provisions of the Condominium Trust.

The Grantee acquires the Unit with the benefit of, and subject to, the provisions of M.G.L. c. 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and Condominium Trust referred to above and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein, and subject to real estate taxes attributable to the Unit which are not yet due and payable.

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.

Trustees of Canton Commons Condominium Trust
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: October 19, 2026