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

By virtue of a Judgment and Order of the Waltham District Court (Docket No. 2551CV000343) in favor of the Trustees of the Bishops Forest Condominium Trust (the "Trust") against Andrew Edward Moschner and Lauren Marie Moschner, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as 300 Bishops Forest Drive, Unit 300, Middlesex County, Waltham, Massachusetts, for the purpose of satisfying said lien, the real estate will be sold at Public Auction commencing at 11:00 A.M. ON DECEMBER 4, 2026 AT 300 BISHOPS FOREST DRIVE, UNIT 300, MIDDLESEX COUNTY, WALTHAM, MASSACHUSETTS. The real estate to be sold is more particularly described as follows:

DESCRIPTION:

Unit Address: 300 Bishops Forest Drive, Unit 300, Middlesex County, Waltham, Massachusetts,

Unit 300 (the Unit) of Bishops Forest Condominium (the Condominium) created pursuant to Master Deed dated December 1, 1987 and record with the Middlesex South Registry of Deeds at Book 18740, Page 559, which Unit is shown on the Floor Plans filed with said Master Deed, 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 undivided .3726 percent interest in the common areas and facilities described in the Master Deed and in the Declaration of Trust of the Bishops Forest Condominium Trust, recorded with the Middlesex South Registry of Deeds at Book 18740, Page 590, 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, easements, agreements, restrictions, and covenants of the Condominium, as set forth in said Master Deed and Floor Plans; the Declaration of Trust of Bishops Forest Condominium recorded with said Master Deed; and real estate taxes not yet due and payable as of the date hereof.

Said Unit is further subject to and with the benefit of easements, rights, restrictions and agreements of record, if any there may be, insofar as the same are now in force and applicable.

For title see Fiduciary Deed to Andrew Edward Moschner and Lauren Marie Moschner, dated December 1, 2022 and recorded with the Middlesex South County Registry of Deeds in Book 81018, Page 450.

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

TERMS OF SALE:

1. A non-refundable deposit payable by certified check or by bank check in the amount of FIVE THOUSAND DOLLARS ($5,000.00) shall be payable at the time and place of the Auction.

2. The balance of the purchase price is to be paid to the Trust by certified check or by bank check within thirty (30) days from the date 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 from the date of the Auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessment liens or claims in the nature or liens or encumbrances is made in the Auctioneer's Release Deed.

4. Additionally, and not by way of limitation, the sale or the real estate 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 real estate taxes, which may be due and outstanding.

6. The successful bidder shall pay the future condominium common charges (including any special assessment installments that become due), 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 real estate or the Condominium. The real estate shall be sold "as is."

9. Other terms, if any, shall be announced at the Auction.

10. This Auction is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the Condominium Trust's counsel, Scott G. Ofrias, Moriarty Bielan & Gamache LLC, One Adams Place, 859 Willard Street, Suite 440, Quincy, Massachusetts 02169 (781) 817-4900.

Bishops Forest Condominium Trust
By its Board of Trustees

By its attorney,

/s/ Scott G. Ofrias
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Dated: October 27, 2026