COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of Attleboro District Court (Docket No. 2634CV000105), in favor of Trustees of Pace Ridge II Condominium Trust against U.S. Bank Trust National Association not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 212 Fisher Street, Unit A7, North Attleboro, MA 02760 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 am., December 29, 2026, AT UNIT A7, 212 Fisher Street, Unit A7, North Attleboro, MA 02760. The premises to be sold are more particularly described as follows:

Unit No. A-7 in the Pace Ridge II Condominium, North Attleborough, Bristol County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, and by Master Deed dated July 11, 1987 and recorded with the Bristol County North Registry of Deeds in Book 3531, Page 312, as amended.

Said Unit is shown on the floor plans recorded simultaneously with the Master Deed, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with an undivided 4.00% interest in the common areas and facilities of the Pace Ridge II Condominium. The Units is also conveyed with the exclusive right to use parking space areas number 39 and 40 along with storage area A-7.

Said Unit is conveyed subject to and with the benefit of the provisions of the Master Deed, as amended, the By-Laws of the Declaration of Trust of the Pace Ridge II Condominium, as amended of record, said Chapter 183A, as the statute is written of the date hereof and as it may in the future be amended, any by-laws and rules and regulations from time to time adopted hereunder, and all matters of record insofar as the same may now be in force and applicable.

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 John D. Tertan, Allcock & Orban, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

TRUSTEES OF PACE RIDGE II
CONDOMINIUM TRUST
By their Attorneys

ALLCOCK & ORBAN, LLC

/s/ John D. Tertan

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John D. Tertan, Esq.
BBO#677137
10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 781-884-1660

Dated: November 18, 2026