

**NOTICE OF SALE OF REAL ESTATE
UNDER MGL Chapter 183A, Section 6**

By virtue of a Judgment and Order of the Brockton District Court in Plymouth County, MA (Civil Action No.1415CV 488) in favor of Richard Quinlan, et al., Trustees of the Madrid Square Condominium Trust ("Trust" or "Plaintiff" herein), against Marci Carbone, Trustee of the Marci Carbone Trust udt dated January 20, 2011 per her Trustee Certificate recorded with the Plymouth County Registry of Deeds in Book 39570, Page 257, establishing a lien pursuant to MGL Chapter 183A, Section 6, on the real estate known as Unit 3 in Building 26 of the Madrid Square Condominium for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 11:00 A.M. on the 26th day of September, 2014 at 26 Madrid Square, Unit 3, 685 Oak Street, Brockton, MA 02301. The premises to be sold are more particularly described as follows:

Description: Unit 3 in Building 26, with a street address of 26 Madrid Square, Unit 3, Brockton, Massachusetts (the "Unit" or "Unit 26-3" herein), which Unit is part of the Madrid Square Condominium, a condominium established by Master Deed dated December 23, 1985 and recorded with the Plymouth County Registry of Deeds in Book 6496, Page 177, as amended.

Unit 26-3 is conveyed together with an undivided .0035 percent interest in the common areas and facilities of the Condominium, and is shown on the Floor Plan of the building filed with the Master Deed and on the copy of the portion of said plans recorded with the Unit Deed at Book 6609, Page 178 in the form required by Section 9 of said Chapter 183A. In any event, the percentage interest identified in the Master Deed, as amended, shall control.

The Unit is conveyed subject to and together with the benefit of the rights, conditions, covenants, restrictions, easements and other provisions and terms of the Master Deed, as amended, and of the Madrid Square Condominium Trust, as amended, under a Declaration of Trust dated December 31, 1985 and recorded with the Plymouth County Registry of Deeds, Book 6496, Page 232.

The Unit is intended to be used solely for residential purposes as set forth in the Master Deed.

The Post Office address of the unit is 26 Madrid Square, Unit 3, Brockton, MA 02301. Said unit is also conveyed subject to easements, restrictions, and agreements of record, if any, insofar as the same are now in force and applicable.

For Carbone's title, see Book 39570, Page 261 at the Plymouth County Registry of Deeds. In the event of a typographical error or omission contained in this publication, the description of the real estate contained in the Unit Deed shall control.

Terms of sale:

1. A non-refundable deposit of Five Thousand (\$5,000) Dollars is to be paid by bank check drawn on a MA bank or money order at the time and place of the Auction.
2. The balance of the purchase price is to be paid to the Plaintiffs by wire transfer 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. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or public taxes, inheritance tax liens, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied (collectively "liens" herein), whether such liens are referenced or not.
4. The sale of the Unit 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, without limitation, pay the future condominium charges (including any special assessment that becomes due), commencing with the date of 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, title or the Condominium. The real estate shall be sold "as is."
9. Other terms, if any, shall be announced at Auction.
10. This Auction is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the Plaintiff's attorney, John M. Lovely, Esq., Cashman and Lovely, P.C., 6 Railroad Avenue, Foxborough, MA 02035 (508-543-9776) jlovely@cashmanlovely.com.

Madrid Square Condominium Trust

By Richard Quinlan et al., Trustees

August 13, 2014

13162975

8/15, 8/22, 8/29/14