

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

By virtue of a Judgment and Order of the Haverhill District Court (Civil Action No. 1438 CV 365), in favor of the Trustees of the 500 Riverview Condominium Trust against Olga Hajjar, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 11B of the 500 Riverview Condominium with a street address of 500 Water Street, Haverhill, Essex County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 3:00 p.m. on July 31, 2015 at 500 Water Street, Unit 11B, Haverhill, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

UNIT NO.: 11B; PERCENTAGE INTEREST: 4.146%; APPROXIMATE AREA: 830 sq. ft.
UNIT POST OFFICE ADDRESS: 500 Water Street, Haverhill, MA 01830

GRANTOR, owner of the UNIT described in accordance with the provisions of Massachusetts General Laws, Chapter 183A, by Master Deed dated June 29, 1982, recorded with Essex South District Registry of Deeds in Book 6950, Page 346, as amended by instrument dated October 1, 1982, and recorded with said Registry in Book 7007, Page 318, grants the UNIT to GRANTEE with QUITCLAIM COVENANTS for the consideration stated above.

The UNIT contains the approximate area listed above and is laid out as shown on the plans filed with the Master Deed to which is affixed a verified statement in the form provided for in Massachusetts General Laws, Chapter 183A, Section 9.

The UNIT is conveyed together with:

1. The PERCENTAGE INTEREST in the Common Areas and facilities of the Condominium enumerated above.
2. An exclusive license to use one (1) parking space, the location of which may be designated from time to time by the Trustees of 500 RIVERVIEW CONDOMINIUM TRUST (the "Condominium Trust") dated June 29, 1982 and recorded with Essex South District Registry of Deeds in Book 6950, Page 355.
3. An exclusive right and easement to use the following portions of the areas designates "Limited Common Areas and Facilities" in the Master Deed as amended:
 - a. Separate balcony and balcony in common with Unit No. 12B

The UNIT is to be used only for residential purposes.

The UNIT is also conveyed subject to and with the benefit of the restrictions, easements and conditions contained in the Master Deed and the Condominium Trust, which are hereby incorporated by reference, as completely as if each were fully set forth herein.

GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of Massachusetts General Laws, Chapter 183A, relating to condominiums, as that statute is written as of the date hereof and as it may be amended in the future, the Master Deed as amended, the Condominium Trust and the By-Laws therein contained and any rules and regulations from time to time adopted thereunder including without limitation the provisions for assessment of common charges, and all

matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein. GRANTEE also acquires the UNIT subject to real estate taxes attributable to the UNIT which are not yet due and payable, which GRANTEE by acceptance of this deed hereby assumes and agrees to duly pay.

For title, see Deed to Olga Hajjar dated January 29, 1983 and recorded with the Essex County Registry of Deeds in Book 7046, Page 268.

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

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of \$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 the 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 hereby being satisfied, 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.
10. 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 William F. Thompson, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

500 RIVERVIEW CONDOMINIUM TRUST,
By its Board of Trustees