

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Plymouth District Court (Docket No. 2359CV601), in favor of TRUSTEES OF THE HALIFAX CONDOMINIUM UNIT OWNERS TRUST against JANE DOE, as Successor Trustee of the Mary A. Donovan Revocable Living Trust and BRIAN P. DONOVAN, as Beneficiary of the Mary A. Donovan Living Trust, establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #C2-9 of the HALIFAX CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 a.m. ON THE 10th DAY OF July, A.D. 2024, AT UNIT C2-9, 9 LYDON LANE, HALIFAX, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit C2-9 of that certain condominium known as Halifax Condominium, situated at Lydon Lane, Halifax, Plymouth County, Massachusetts, created by Master Deed dated November 7, 1979, recorded with the Plymouth Registry of Deeds on November 8, 1979 in Book 4751, Page 199, as amended of record, together with the percentage interest in the common areas and facilities of said condominium appertaining to said Unit as provided in said Master Deed as amended.

The Unit is shown on a plan recorded with the Master Deed, to which is affixed a verified statement in the form provided by G.L. c. 183A, Sec. 9.

The Post Office address of this Unit is: 9 Lydon Lane, Unit C2-9, Halifax, Massachusetts.

For Grantor's title see deed to Mary A. Donovan Revocable Living Trust dated June 15, 2011 and recorded with the Plymouth Registry of Deeds in Book 40114, Page 195.

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 Five Thousand (\$5,000.00) Dollars 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.
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 Pamela M. Jonah, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

HALIFAX CONDOMINIUM UNIT OWNERS
TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
BBO#567289
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____