

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Stoughton District Court (Docket No. 2355CV000612), in favor of MANAGERS OF GREENBROOK II CONDOMINIUM ASSOCIATION against RITA E. ROACH establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #52-2, BUILDING 52, 12 GREENBROOK DRIVE of the GREENBROOK II CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK A.M. ON THE 18TH DAY OF MARCH, A.D. 2025, AT UNIT 52-2, 12 GREENBROOK DRIVE, STOUGHTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

That certain condominium unit situated in Stoughton in the County of Norfolk and Commonwealth of Massachusetts, designated as follows:

Unit No. 52-2, Building 52, as described in Master Condominium Certificate of Title No. C11 and in the Master Deed dated November 17, 1976, registered on November 26, 1976 as Document No. 365054 and indicated on Condominium Plan No. 25363E-19 together with a .47720 undivided fractional interest in the common area as set forth in the Master Condominium Certificate and Master Deed and as they may be or have been lawfully amended under the provisions of said Chapter 183A.

Subject to and with the benefit of all easements as set forth in said Master Condominium Certificate and Master Deed and Unit Deed Document No. 403313.

The premises are restricted for residential purposes only.

For Grantor's title see deed to RITA E. ROACH dated December 8, 1999 and filed with the Norfolk County Registry of Deeds Land Court Division as Document No. 846088 as noted on Certificate No. C11-826.

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.

GREENBROOK II CONDOMINIUM
ASSOCIATION,

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: _____