

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Falmouth District Court (Docket No. 2489CV0149), in favor of TRUSTEES OF THE OAK HOLLOW CONDOMINIUM TRUST against CHRISTY A. MONIZ establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #11-B, 35 ASHUMET ROAD of the OAK HOLLOW 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 12TH DAY OF MARCH, A.D. 2025, AT UNIT 11-B, 35 ASHUMET ROAD, MASHPEE, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

UNIT NO. 11-B (hereinafter called the "Subject Unit") in the Oak Hollow Condominium (the "Condominium") created by Master Deed as amended (hereinafter called the "Master Deed") dated November 23, 1984, filed with Barnstable County Registry District of the Land Court as Document No. 351,450, noted on Master Condominium Certificate No. C170. See also L.C. Plan 27901-E2, Lot 2B and Lot 4B.

The post office address of the Condominium Unit is 35 Ashumet Road, Unit 11-B, Mashpee, MA 02649. This deed and the Subject Unit are subject to the provisions of Massachusetts General Laws, Chapter 183A.

The Subject Unit is shown on the Master Plans of the Condominium filed in the Barnstable Registry District of the Land Court with the Master Deed as set forth above.

The undivided percentage interest of the Unit conveyed hereunder in the common areas and facilities is 2.08%.

The Unit is conveyed subject to and with the benefit of the obligations, restrictions, rights, and liabilities contained in the Massachusetts General Laws, Chapter 183A, the Master Deed and the By-Laws filed therewith.

For Grantor's title see deed to CHRISTY A. MONIZ dated November 10, 2023 and recorded with the Barnstable County Registry District of the Land Court as Document No. 1,491,267 as noted on Certificate No. C170-11B.

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 William F. Thompson, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

OAK HOLLOW CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

William F Thompson, Esq.
BBO#664790
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____