

STATE OF RHODE ISLAND
SALE OF REAL ESTATE UNDER
RHODE ISLAND GENERAL LAWS
TITLE 34, CHAPTER 36.1 §3.21

Pursuant to the provisions of Rhode Island General Laws, Title 34, Chapter 36.1 §3.21, the Valleyview at Cumberland Hill Condominium Association has established a lien on the real estate known as Unit 406 of the Valleyview at Cumberland Hill Condominium, Cumberland, Rhode Island, and shall sell said real estate, for the purpose of satisfying said lien, at Public Auction commencing at 1:00 P.M. on May 6, 2025 at Unit 406, 200 Heroux Boulevard, Cumberland, Rhode Island. The real estate to be sold is more particularly described as follows:

Unit 406 (the “Unit”), created by Declaration of Condominium of the Valleyview at Cumberland Hill Condominium (the “Declaration”), recorded in the Records of Land Evidence in the Town of Cumberland, County of Providence, State of Rhode Island in Book 314, Page 523, as amended, together with the undivided interest in the common elements of said Condominium and the rights and easements appurtenant to said Unit as set forth in said Declaration, as amended.

For title see Deed of Stacey L. Toupin to Andrew F. Miller dated November 6, 2015 and recorded with the Town of Cumberland Records of Land Evidence in Book 1698, Page 746.

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

A non-refundable deposit payable by certified check or by bank check in the amount of FIVE THOUSAND DOLLARS (\$5,000.00) shall be payable at the Auction. The balance of the purchase price is to be paid to the Association by certified check or by bank check within forty-five (45) days from the date of the Auction. Pursuant to the provisions of RI Gen Laws §34-36.1-3.21(4), as amended, upon expiration of the right of redemption of the First Mortgage Holder, if any, and payment of the balance of the purchase price, a Deed of Bargain and Sale will be issued to the purchaser. Other terms to be announced at the sale.

VALLEYVIEW AT CUMBERLAND HILL
CONDOMINIUM ASSOCIATION,
By its Attorney
Mark S. Einhorn, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, Massachusetts 02184
(781) 843-5000
April 16, 2025 & April 23, 2025