

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Suffolk Superior Court (Docket No. 2484CV00089B), in favor of TRUSTEES OF 28-30 LAWN STREET CONDOMINIUM TRUST against BARBARA DESSESAURE, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #1, 28 LAWN STREET of the 28-30 LAWN STREET 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 13TH DAY OF MAY, A.D. 2025, AT UNIT 1, 28 LAWN STREET, ROXBURY, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. 1 (the "Unit") of 28-30 Lawn Street Condominium (the "Condominium") created pursuant to Massachusetts General Laws c. 183A by Master Deed dated December 22, 1986, recorded with Suffolk County Registry of Deeds at Book 13233, Page 22, as amended of record. The Unit is laid out as shown on plans recorded with the Master Deed and on the portion of the plans recorded with the Master Deed and on the portion of the plans recorded with the first Unit Deed.

The Post Office Address of the Condominium is 28-30 Lawn Street, Roxbury Crossing, Massachusetts.

The Unit is conveyed together with an undivided 33.33 percentage interest in the common areas and facilities of the Condominium.

The Unit is conveyed subject to and with the benefit of (a) Chapter 183A; (b) the Master Deed; (c) the Declaration of Trust dated December 22, 1986, recorded with said Registry of Deeds at Book 13233, Page 35; and (d) the By-Laws and Rules and Regulations adopted thereunder.

The Condominium and each of the Units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

For Grantor's title see deed to BARBARA DESSESAURE dated February 27, 1996 and recorded with the Suffolk District Registry of Deeds in Book 20378, Page 135.

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.

28-30 LAWN STREET 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: _____