

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Salem District Court (Docket No. 2436CV697), in favor of TRUSTEES OF THE CHERRY HILL CONDOMINIUM TRUST against KATHLEEN A. OLIVERO establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #133, 2 DUCK POND ROAD of the CHERRY HILL 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 16TH DAY OF MAY, A.D. 2025, AT UNIT 133, 2 DUCK POND ROAD, BEVERLY, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The "Unit" known as Unit 133, having a post office address of 2 Duck Pond Road, Beverly, Massachusetts 01915, in a condominium known as Cherry Hill Condominium and established pursuant to Massachusetts General Laws, Chapter 183A, as amended, by Master Deed dated MAY 15, 1985, and filed on MAY 19, 1985, with Southern Registry District of Essex County as Document No. 207106, as amended.

Together with an undivided interest of 1.4555% in the common areas and facilities of said Condominium and together with the rights, if any, to exclusive use of any of the common areas and facilities of said Condominium as more fully set forth in the aforesaid Master Deed and the Unit Deed.

Together with the benefit of and subject to the easements, restrictions, conditions, rights and obligations set forth or referred to in said Master Deed, Unit Deed and provisions of the Cherry Hill Condominium Trust, its By-Laws and Rules and Regulations, filed with said Registry District as Document No. 207107, as the same may from time to time be amended by instruments of record.

For Grantor's title see deed to KATHLEEN A. OLIVERO dated August 3, 1994 and filed with the Essex South District Registry of Deeds Land Court Division as Document No. 301509 as noted on Certificate No. C044-144.

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.

CHERRY HILL 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: _____