

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE
UNDER M.G.L. C.183A §6

By virtue of Judgment and Order of Lawrence District Court (Docket No. 2418CV608), in favor of TRUSTEES OF MYSTIC POND CONDOMINIUM TRUST against Angel L. Jiminez-Inoa establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as Unit 61-18 of Mystic Pond Condominium at 61 Mystic Street, Methuen, Essex County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 10:00 A.M., June 10, 2025, Unit 61-18 of Mystic Pond Court Condominium at 61 Mystic Street, Methuen, Essex County, Massachusetts. The premises to be sold are more particularly described as follows:

Unit: 61-18
Percentage Interest: 1.55
Area (square feet): 661
Property Address: 61-65-71 Mystic Street, Methuen, Massachusetts

The Unit described above in Mystic Pond Condominium, created by Master Deed dated December 3, 1987 and recorded with Essex North Registry of Deeds herewith, in accordance with the provisions of Chapter 183A of the Massachusetts General Laws, as amended (c. 183A).

The Unit contains the area listed above and is laid out on a plan recorded in Book 2638, Page 231, which is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided for in c. 183A, section 9.

The Unit is conveyed together with the percentage interest listed above (a) in the common areas and facilities of the Condominium as described in the Master Deed, and (b) in the Mystic Pond Condominium Trust, recorded with the Essex North Registry of Deeds in Book 2637, Page 104.

The Unit is to be used solely for the purpose stated in said Master Deed and for no other purposes, except as may be expressly permitted by the Trustees in accordance with the provisions of the MYSTIC POND CONDOMINIUM TRUST.

The Grantee acquires the Unit with the benefit of, and subject to, the provisions of G.L. c. 183A, relating to the condominiums, as that statute is written as of the date hereof and is as it may hereafter be amended, the Master Deed and Declaration of Trust referred to above, and any By-Laws and Rules and Regulations as may from time to time be adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the Unit which are not yet due and payable.

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.
- 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 Sean Tiernan, Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

TRUSTEES OF MYSTIC POND
CONDOMINIUM TRUST,
By their Attorneys

ALLCOCK & MARCUS, LLC



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