

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Concord District Court (Docket No. 2447CV000253), in favor of TRUSTEES OF APPLE RIDGE CONDOMINIUM TRUST against CARLYN I. ROBINSON, DEVISEE AND PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE B. CASADAY, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #1, BUILDING 9, 9-1 APPLE RIDGE ROAD A/K/A 9 APPLE RIDGE ROAD, UNIT 1 of the APPLE RIDGE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 1:00 O'CLOCK P.M. ON THE 13TH DAY OF JUNE, A.D. 2025, AT UNIT 1, 9 APPLE RIDGE ROAD, MAYNARD, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. 1 in the Building No. 9, a unit in a condominium located at Summer Street, Maynard, Massachusetts, known as Apple Ridge Condominium, (the Condominium), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated November 19, 1982 and recorded with the Middlesex South Registry of Deeds in Book 14794, at Book 182, as amended by the First Amendment to Master Deed dated January 13, 1983 and recorded with said Middlesex Deeds in Book 14859, Page 575, as amended by the Second Amendment to Master Deed dated January 25, 1983 and recorded with the Middlesex Deeds in Book 14873, Page 361, as amended by the Third Amendment to Master Deed dated May 16, 1983, and recorded in said Middlesex Deeds in Book 15018, Page 47, as amended by the Fourth Amendment to Master Deed dated July 26, 1983 and recorded in Middlesex Deeds at Book 15133, Page 113, as amended by the Fifth Amendment to said Master Deeds dated October 13, 1983 and recorded with said Middlesex Deeds in Book 15266, Page 386, as amended by the Sixth Amendment to Master Deed dated January 6, 1984, and recorded with said Middlesex Deeds in Book 15396, Page 088, as amended by the Seventh Amendment to said Master Deed dated March 15, 1984 and recorded with said Middlesex Deeds in Book 15478, Page 534, as further amended of record.

The unit is conveyed together with an undivided .01112 percentage interest pertaining to said Unit in the common areas and facilities of the Condominium, together with the rights and easements appurtenant to the Unit as set forth in said Master Deed.

The unit is conveyed together with the exclusive right and easement to use the Parking Spaces 76 and 77.

The unit contains approximately 2279 square feet and is laid out as shown on a Plan of the unit dated February 29, 1984 and recorded in the Middlesex South Registry of Deeds at Book 15626 at pages 581-584.

The Unit hereby conveyed is intended to be used for the purposes and is subject to the restrictions as set forth in the Deed to Grantor dated June 1, 1984 and recorded in Book 15626, Page 576, Middlesex South Registry of Deeds.

The Grantees acquired the Unit with the benefit of and subject to the provisions of G.L. Chapter 183A, relating to condominiums, as that statute is written as of the date hereof, all rights, restrictions, easements, agreements and other matters referred to in the Master Deed as amended, and the Declaration of Trust of said Apple Ridge Condominium recorded in Book 14794, Page 207 of Middlesex South Registry of Deeds, as amended, and the By-Laws contained therein the rules and regulations promulgated pursuant thereto, and the obligations thereunder to pay the proportionate share attributable to said unit of the expenses of the Condominium set forth in said Declaration of Trust as amended from time to time, and subject to all easements, restrictions and agreements and other matters of record affecting said Unit and said common areas and facilities insofar as now in force and applicable, and subject also to real estate taxes attributable to that unit which are not yet due and payable.

For Grantor's title see deed to GEORGE B. CASADAY AND CYNTHIA R. RAINIS dated October 8, 1997 and recorded with the Middlesex South Registry of Deeds in Book 27793, Page 105.

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 Pamela M. Jonah, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

APPLE RIDGE CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
BBO#567289
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____