

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Boston Municipal Court Brighton Division (Docket No. 2408CV000217), in favor of TRUSTEES OF THE RESERVOIR PLACE CONDOMINIUM TRUST against JENNIFER L. BUNCE, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #3, 370 CHESTNUT HILL AVENUE of THE RESERVOIR PLACE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 9TH DAY OF JULY, A.D. 2025, AT UNIT 3, 370 CHESTNUT HILL AVENUE, BRIGHTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. 3 at 370 Chestnut Hill Ave. of The Reservoir Place Condominium created by Master Deed dated September 13, 1983 and filed on September 26, 1983 with Suffolk Registry District of Suffolk County of the Land Court as Document No. 373729 noted on Certificate of Title No. C-60.

The Post Office Address of the Condominium is Unit 3, 370 Chestnut Hill Avenue, Brighton, Massachusetts 02146.

The unit conveyed is laid out as shown on a plan filed herewith, which plan 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 in M.G.L. Ch. 183A, §9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-Laws filed therewith.

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.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is 0.83472%.

For Grantor's title see deed to JENNIFER L. BUNCE dated February 17, 1984 and filed with the Suffolk Registry of Deeds Land Court Division as Document No. 377667 as noted on Certificate No. C60-40.

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.

THE RESERVOIR PLACE 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: _____