

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Worcester District Court (Docket No. 2562CV000330), in favor of TRUSTEES OF THE 47-51 ALVARADO AVENUE CONDOMINIUM TRUST against ERIC DING, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #302, 51 ALVARADO AVENUE of the 47-51 ALVARADO AVENUE 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 22ND DAY OF OCTOBER, 2025, AT UNIT 302, 51 ALVARADO AVENUE, WORCESTER, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit 302 ("the Unit") in 47-51 Alvarado Avenue Condominium ("the Condominium") in Worcester, Worcester County, Massachusetts, created pursuant to a Master Deed dated November 20, 1987 and recorded with the Worcester South District Registry of Deeds in Book 10959, Page 214, which Unit is shown on the floor plans filed with said Master Deed and on the copy of a portion of said plans recorded in Book 11207, Page 33 at said Registry of Deeds.

The Unit is conveyed together with: the exclusive easement in two parking spaces designated on the site plan, the balcony adjacent to the unit, and an undivided 4.764 percentage interest in and to the common areas and facilities described in said Master Deed and in the By-Laws of the 47-51 Alvarado Avenue Condominium Trust, the organization of unit owners through which the condominium is managed and regulated.

The Unit is conveyed subject to and with the benefit of: the provisions of Chapter 183A of the Massachusetts General Laws; the provisions, easements, agreements, restrictions and covenants of the Condominium as set forth in said Master Deed and floor plans; the provision of the 47-51 Alvarado Avenue Condominium trust; and real estate taxes not yet due and payable as of the date hereof.

The Unit is intended for residential purposes only by one family unit related by blood or marriage, or by not more than three unrelated persons.

For Grantor's title see deed to ERIC DING dated May 31, 2016 and recorded with the Worcester South County Registry of Deeds in Book 55509, Page 204.

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 Mark S. Einhorn, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 400, Braintree, MA 02184, (781) 843-5000.

TRUSTEES OF 47-51 ALVARADO AVENUE
CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Mark S. Einhorn, Esq.
BBO#655874
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____