

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of Essex District Court (Docket No. 2513CV000521), in favor of 285 Lynn Shore Drive Condominium Trust against Terreina English establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 285 Lynn Shore Drive, Unit 210, Lynn, Massachusetts 01902 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 am., October 30, 2025, AT UNIT 210, 285 Lynn Shore Drive, Lynn, MA 01902. The premises to be sold are more particularly described as follows:

That certain condominium unit situated in Lynn, Essex County, Massachusetts, designated as unit 210 of The 285 Lynn Shore Drive Condominium. Said Unit 210 is described in the Master Condominium Certificate of Title No. C-69 on file with the Essex County Registry District of the Land Court, in master Deed filed Document No. 230294, and indicated on the Condominium Plan No. 7119-A.

Said unit is conveyed together with an undivided fractional interest in the common areas as set forth in said Master Deed.

Subject and together with all easements as set forth in said Master Condominium Certificate and Master Deed.

The Post Office address of the Unit is: Unit 210, 285 Lynn Shore Drive, Lynn, Massachusetts.

This conveyance is also made subject to and with the benefit of the provisions of Massachusetts General Laws Chapter 183A .

Being the same premises conveyed to the Terreina English by Deed dated April 20, 2018 and filed with said Registry District as Document No. 592249 as noted on Certificate of Title No. C-69-319.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand Dollars (\$5,000.00) 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 Sarah E. Bierman, Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

285 Lynn Shore Drive Condominium Trust  
By their Attorneys

ALLCOCK & MARCUS, LLC

*/s/ Sarah E. Bierman*

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Sarah E. Bierman, Esq.  
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10 Forbes Road, Suite 400W  
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(781) 781-884-1660

Dated: October 1, 2025