

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Taunton District Court (Docket No. 2531CV000381), in favor of MEMBERS OF THE EXECUTIVE COMMITTEE OF THE FRIENDS CROSSING ASSOCIATION against JOE SAADE establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #15 MARY DYER LANE, 15 MARY DYER LANE of the FRIENDS CROSSING CONDOMINIUM F/K/A FRIENDS COMMUNITY CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK A.M. ON THE 20TH DAY OF JANUARY, 2026, AT UNIT 15 MARY DYER LANE, EASTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Condominium Unit known as 15 Mary Dyer Lane, (the Unit) in the Friends Crossing Condominium f/k/a Friends Community Condominium (the Condominium) situated in Easton, Bristol County, Massachusetts created by Master Deed dated February 16, 1980 and recorded on February 20, 1980 with the Bristol County Northern District Registry of Deeds at Book 1993, Page 153, as amended (the Master Deed) together with an undivided 0.94 percent interest appertaining to said Unit in the common areas and facilities of said Condominium and subject to and with the benefit of the provision of said Master Deed hereinabove referred to.

The post office address of the property is: 15 Mary Dyer Lane, Easton, MA 02356

The unit is shown on a plan recorded at Plan Book 187, Page 34, or with the first deed of this unit, to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record.

Each of the units in the Condominium is intended for residential purposes and such other uses are set forth in the Master Deeds.

See amendment for name change recorded at Book 925, Page 235.

Subject to easements, reservation, restrictions, drain lines, and notes as shown site plans recorded at Plan Book 187, Page 20.

For Grantor's title see deed to JOE SAADE dated April 14, 2016 and recorded with the Bristol County North District Registry of Deeds in Book

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 400, Braintree, MA 02184, (781) 843-5000.

MEMBERS OF THE EXECUTIVE COMMITTEE
OF THE FRIENDS CROSSING ASSOCIATION,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
BBO#567289
45 Braintree Hill Office Park, Suite 400
Braintree, MA 02184
(781) 843-5000

Dated: _____