

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Malden District Court (Docket No. 2450CV806), in favor of TRUSTEES OF THE CITYLINE CONDOMINIUM TRUST against ROSE A. FREDA establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #305, 39 BROADWAY, MALDEN, MASSACHUSETTS of the CITYLINE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 10TH DAY OF MARCH, 2026, AT UNIT 305, 39 BROADWAY, MALDEN, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

UNIT: 305

AREA: 1,550 square feet

PERCENTAGE INTEREST: 4.78%

PARKING SPACE: Parking space #4 and #12 is included in the conveyance.

UNIT POST OFFICE ADDRESS: Unit 305, 39 Broadway, Malden, MA 02148

Grantor, owner of the UNIT described above in CITYLINE CONDOMINIUM, a condominium created by Master Deed dated March 23, 2004 and recorded on March 23, 2004 with the Middlesex County Registry of Deeds at Book 42290, Page 82, in accordance with the provisions of G.L.c. 183A, grants the UNIT to GRANTEE, with QUITCLAIM COVENANTS, for the consideration stated above.

The UNIT contains the AREA listed above, and is laid out as shown on the plans filed herewith, which plans are a copy of the plans filed with the Master Deed, and to which form is affixed a verified statement in the form provided in G.L.c. 183A §9.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium, as described in the Master Deed, and (b) in the Declaration of Trust, dated March 23, 2004 and filed with said Registry of Deeds on March 23, 2004, in Book 42290, Page 101. The UNIT is to be used only for residential purposes and uses thereto permitted from time to time by the Zoning Ordinances of the City of Malden, and the common areas and facilities shall not be used for any purposes inconsistent therewith and those

premises shall be used for no other purposes, except as may be expressly permitted by the Trustees in accordance with the provisions of the CITYLINE CONDOMINIUM TRUST.

The GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of G.L.c. 183A, relating to condominiums, as that statute is written as of the date hereof and as it may hereafter be amended, the Master Deed, the Condominium Trust referred to above, and by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the Unit which are not yet due and payable.

For Grantor's title see deed to ANTHONY J. FREDA AND ROSE A. FREDA dated May 11, 2004 and recorded with the Middlesex South District Registry of Deeds in Book 42927, Page 170.

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.

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

Dated: _____