

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of Lawrence District Court (Docket No. 2518CV001208), in favor of Spicket Commons Condominium Association, Inc. against Denise M. Benard establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 23 Hampshire Road, Unit 102, Methuen, MA 01844 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 pm., May 1, 2026, AT UNIT 102, 23 Hampshire Road, Methuen, MA 01844. The premises to be sold are more particularly described as follows:

The unit conveyed is laid out as shown on a plan filed with said Registry, which plan is a copy of a portion of the plans filed with the Master Deed, and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183 A, Sect. 9. It is subject to and with the benefit of the obligations, restrictions, rights and liability contained in General Laws Chapter 183A, the Master Deed and the By-Laws filed therewith, as the same may be amended from time to time.

The Condominium and each of the Units are 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 .7405%.

This unit is conveyed subject to and with the benefit of all covenants, easements, agreements, restrictions, reservations and other matters contained in the aforesaid Master Deed and the By-Laws of the Spicket Commons Condominium Association, Inc., dated June 14,2005, and recorded with the Essex County Northern District Registry of Deeds on June 20,2005, in Book 9580, Page 202.

This unit is also conveyed subject to and with the benefit of all covenants, easements, agreements and other matters of record, insofar as the same are now in force and applicable.

Said Unit is also conveyed with the exclusive right to use Secondary Parking Space No. 213 as shown on the Site Plan recorded with the Master Deed.

The exclusive right is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the aforesaid Master Deed and the By-Laws of the Spicket Commons Condominium Association, Inc., filed therewith, and subject to all other rights, easements, restrictions, conditions and encumbrances of record.

The Grantor herein hereby release any and all homestead rights they may have in the above-referenced property and under the penalties of perjury state there is no other person entitled to claim the benefit of a homestead in the property.

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 Lisa T. Lam, Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

Spicket Commons Condominium Association, Inc.
By their Attorneys,

ALLCOCK & MARCUS, LLC

/s/ Lisa T. Lam

Lisa T. Lam, Esq.
BBO#713318
10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 781-884-1660

Dated: March 24, 2026