

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Lawrence District Court (Docket No. 2518CV001563), in favor of TRUSTEES OF ANDOVER'S COLONIAL DRIVE CONDOMINIUM TRUST against AMY SMITH, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #10A-6, 10A COLONIAL DRIVE of the ANDOVER'S COLONIAL DRIVE 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 4TH DAY OF AUGUST, 2026, AT UNIT 10A-6, 10A COLONIAL DRIVE, ANDOVER, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit 10A-6 in Andover's Colonial Drive Condominium (as more particularly described below), together with an individual 0.3386% interest in the common areas and facilities of said Condominium.

GRANTOR: for the consideration set forth above, payment is hereby acknowledged, GRANTS to GRANTEE, with Quitclaim Covenants, the Unit in Andover's Colonial Drive Condominium (the "Condominium") located on Colonial Drive, Andover, Essex County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed, dated as of June 16, 1987 and recorded with the Essex North Registry of Deeds on June 17, 1987 in Book 2522, Page 105 (the "Master Deed"), and managed and regulated by the Trustees of Andover's Condominium Trust under a Declaration of Trust dated as of June 16, 1987 and recorded with said Deeds in Book 2522, Page 137 (hereinafter sometimes referred to either as the "Condominium Trust" or the "Declaration of Trust"). The unit is shown on floor plans recorded simultaneously with the Master Deed and also on the copy of the portion of said plans filed with the first unit deed, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183.

The benefits, provisions, easements, restrictions and covenants indicated in Book 2563, Pages 121 and 122 are to be incorporated in this Deed as if they are a part of said Deed.

Unit Address: 10A Colonial Drive, Andover, MA 01810

For Grantor's title see deed to AMY SMITH dated December 27, 2017 and recorded with the Essex County North District Registry of Deeds in Book 15350, Page 229.

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.

TRUSTEES OF ANDOVER'S COLONIAL
DRIVE 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: _____