COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Worcester District Court (Docket No. 2562CV001217), in favor of TRUSTEES OF THE EXECUTIVE HOUSE CONDOMINIUM TRUST against DENNIS J. ROY establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #501, 80 SALISBURY STREET, WORCESTER, MASSACHUSETTS of the EXECUTIVE HOUSE 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 22ND DAY OF SEPTEMBER, 2026, AT UNIT 501, 80 SALISBURY STREET, WORCESTER, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. 501 ("Unit") of Executive House Condominium ("Condominium"), a condominium created by Master Deed dated February 18, 1982, recorded in Worcester District Registry of Deeds in Book 7417, Page 27 ("Master Deed"), together with the exclusive right to use one outdoor parking space numbered 13, as shown on Sheet No. 2, recorded in Worcester District Registry of Deeds in Plan Book 494, Plan 30.

The Post Office Address of the Unit is: 80 Salisbury Street, Unit 501, Worcester, MA

The Unit is shown on a plan recorded 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 on the Units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

The undivided percentage interest of the unit in the common areas and facilities is 1.49%.

For Grantor's title see deed to DENNIS J. ROY dated June 20, 2008 and recorded with the Worcester County District Registry of Deeds in Book 43225, Page 363.

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.

THE EXECUTIVE HOUSE CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

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

Dated: _____