

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

By virtue of a Judgment and Order of the Westborough District Court (Civil Action No. 2067 CV 125), in favor of the Trustees of the Williamsburg Court Condominium Trust against Pamela Mallette, et al, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 3 of the Williamsburg Court Condominium with a street address of 4 Williamsburg Court, Shrewsbury, Worcester County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 a.m. on November 17, 2020 at 4 Williamsburg Court, Unit 3, Shrewsbury, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit No. 4-3 located at Oak Street in Shrewsbury, Worcester County, Massachusetts, in Williamsburg Court Condominium, created pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated August 19, 1985 and recorded with the Worcester District Registry of Deeds in Book 8934, Page 275, as amended of record, which unit is shown on the floor plans filed simultaneously with said Master Deed and on a copy of a portion of which attached to the first Unit Deed for said unit.

Said unit is conveyed together with an undivided 0.61 percentage interest in the common areas and facilities of said condominium.

Said unit is conveyed together with an easement for the exclusive use of parking space 144 as shown on the site plan recorded with said Master Deed.

Said unit is conveyed together with the benefit of: (1) the terms and provisions of the Master Deed, as amended of record; (2) the terms and provision of the Declaration of Trust establishing the Unit Owners Association recorded with said Master Deed, as amended of record; (3) the terms and provisions of said first Unit Deed; and (4) the terms and provisions of M.G.L. Chapter 183A.

For title, see Deed to Pamela Mallette dated July 22, 2015 and recorded with the Worcester County Registry of Deeds in Book 54050, Page 267.

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 \$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 the 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 hereby being satisfied, 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 Dean T. Lennon, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

WILLIAMSBURG COURT CONDOMINIUM TRUST,
By its Board of Trustees