

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

By virtue of a Judgment and Order of the Leominster District Court (Civil Action No. 2161 CV 185), in favor of the Central Village South Condominium Association, Inc. against Margarita Jacques and Eugenio Burgos, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 105 a/k/a Unit A5 of the Central Village South Condominium with a street address of 740 Central Street, Leominster, 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 June 24, 2022 at 740 Central Street, Unit 105 a/k/a Unit A5, Leominster, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit 105 in the building located at 740 Central Street, Leominster, Worcester County, Massachusetts (The building known as Central Village South Condominium, Leominster, Worcester County, Massachusetts), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated October 23, 1986, recorded with Worcester Northern District Registry of Deeds in Book 1518, Page 117.

Said Unit contains 918 square feet, more or less, and is shown on Floor Plan of the building recorded December 23, 1986 with Worcester Northern District Registry of Deeds in Book 1530, Page 516.

Said Unit is conveyed together with a 0.4656% undivided interest in the common areas and facilities described in said Master Deed and in the Central Village South Condominium Association.

The Unit is intended only to be used for residential purposes and is subject to such other restrictions on use as are set forth in the Master Deed.

For title, see Deed to Margarita Jacques dated February 28, 2019 and recorded with the Worcester County North Registry of Deeds in Book 9274, Page 198, which reserves a life estate for Eugenio Burgos.

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.

CENTRAL VILLAGE SOUTH CONDOMINIUM  
ASSOCIATION, INC.,  
By its Board