

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. 2261 CV 128), in favor of the Central Village South Condominium Association, Inc. against David M. Pare, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 402 a/k/a Unit C-2 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 11:00 a.m. on August 23, 2022 at 740 Central Street, Unit 402 a/k/a Unit C-2, Leominster, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The condominium Unit identified as Unit 402 (the "Unit") in the Worcester County, Massachusetts (the "Building") of the Condominium known as the Central Village South Condominium (the "Condominium"), Leominster, Worcester County, Massachusetts, a condominium established by the grantor pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated October 23, 1986 and recorded with Worcester North District Registry of Deeds in Book 1518, Page 117.

Said Unit contains 755 square feet, more or less, and is shown on floor plans recorded with the original deed to grantors recorded with the Worcester North District Registry of Deeds at Book 1529, Page 137.

Said Unit is hereby conveyed together with a 0.4189% undivided interest in the common areas and facilities described in said Master Deed and in the Central Village South Condominium Association, Inc., the Unit Owner's Association described in the Master Deed (the "Association").

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

The grantee acquires said Unit with the benefit of, and subject to, the provisions of Massachusetts General Laws, Chapter 183A, relating to condominiums, as that statute is written as of the date hereof and as it may in the future be amended, the Master Deed, the By-Laws of the Association and the Rules and Regulations from time to time adopted thereunder, and subject to any real estate taxes attributable to the Unit and which are not yet due and payable.

For title, see Deed to David M. Pare dated March 31, 2006 and recorded with the Worcester County North Registry of Deeds in Book 6068, Page 147.

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