

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Lowell District Court (Civil Action No. 2311CV480), in favor of BOARD OF DIRECTORS OF THE CHELMSFORD VILLAGE CONDOMINIUM ASSOCIATION against CORINNE WAI ENG, AS TRUSTEE OF THE WAI REALTY TRUST establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #192, 255 NORTH ROAD of the CHELMSFORD VILLAGE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 2:00 O'CLOCK P.M. ON THE 17TH DAY OF JANUARY, A.D. 2024, AT UNIT 192, 255 NORTH ROAD, CHELMSFORD, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The dwelling unit in Chelmsford, Middlesex County, Massachusetts, known as Unit No. 192 in Phase 7B, Parcel 7B, in the Chelmsford Village Condominium located at 255 North Road, Chelmsford, Massachusetts, and created pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed dated July 22, 1976, and recorded with Middlesex North District Registry of Deeds in Book 2204, Page 533, and amendments thereto, together with a .28125% undivided interest in the Common Areas and Facilities as described in said Master Deed, and amendments thereto. The post office address of the Unit is Unit 192, 255 North Road, Chelmsford, MA 01824.

This conveyance is made subject to and with the benefit of any easements, agreements, covenants, rights of way and encumbrances of record to the extent the same are in force and applicable.

For Grantor's title see deed to CORINNE WAI ENG, AS TRUSTEE OF THE WAI REALTY TRUST dated September 27, 1994 and recorded with the Middlesex North County Registry of Deeds in Book 7242, Page 262.

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 Dean T. Lennon, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

BOARD OF DIRECTORS OF THE
CHELMSFORD VILLAGE CONDOMINIUM
ASSOCIATION,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Dean T. Lennon, Esq.
BBO#668031
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____