

SALE OF REAL ESTATE

By virtue of the Judgment and Order of the Orleans District Court (Docket No.# 1926CV000045) in favor of the Directors of the Anchorage Condominium Assoc., Inc. against Susan Toye Ferguson, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as Unit N-23 of Anchorage Condominium Assoc., Inc. (“Condominium”), 15 Pleasant Street, Harwich Port, Massachusetts, for the purpose of satisfying such lien, the same will be sold at public auction sale at 10:00 a.m. on **Friday, 15th day of November, 2019**, at the subject premises. The premises to be sold are more particularly described as follows:

Unit N-23, Harwich Port, Massachusetts 02646 (“Unit”) in a condominium known as Anchorage Condominium Association, Inc. (“Association”), established under the Amended and Restated Master Deed-Declaration of Condominium (“Declaration”) dated September 26, 2009 and recorded at Barnstable County Registry of Deeds (“Registry of Deeds”), at Book 24112, Page 1 as amended, together with said Unit’s undivided interest in the common area and facilities (the “Common Elements”) as described in said Declaration, as amended.

The Association has a principal place of business at 15 Pleasant Street, Harwich Port, Massachusetts. The Unit and the Condominium are subject to the provisions of Massachusetts General Laws Chapter 183A.

The Unit hereby conveyed is shown on the plans of the building filed simultaneously with the Master Deed with said Deed, a copy of a portion of which plans are attached to the first Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Association as set forth in said Declaration recorded at the Registry of Deeds.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of M.G.L. Chapter 183A, as amended; (2) the provisions and matters as set forth in the Declaration, as amended; (3) the provisions and matters as set forth in the first unit deed and floor plans recorded therewith; and (4) the provisions and By-Laws of said Association, as amended.

Said premises are conveyed together with the right of easements appurtenant to said Unit, as described in the Declaration.

Being all and the same premises conveyed to Susan Toye Ferguson by Quitclaim Deed of dated by deed and recorded at the Registry of Deeds at Book 30585, Page 131.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water bills, municipal liens and assessments, common area charges, and all other claims in the nature of liens, having priority over the said Judgment and Order, if any there be.

No representation is or shall be made as to any mortgages, liens, encumbrances or the condition of the subject premises.

TERMS OF SALE: A non-refundable deposit of Five Thousand (\$5,000.00) Dollars shall be required to be made payable to Anchorage Condominium Assoc., Inc. in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid to Anchorage Condominium Assoc., Inc., in cash, by certified check or by Bank Cashier's check in or within thirty (30) days from the date of sale to be held in escrow until delivery of the deed.

Other terms, if any, to be announced at the sale.

Anchorage Condominium Assoc., Inc.
By their Attorney,

Howard S. Goldman
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Dated: September 26, 2019

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