

SALE OF REAL ESTATE
UNDER G.L. c.183A, § 6

By virtue of a Judgment entered by the Middlesex Superior Court (Docket No. 2281CV03859) in favor of the Board of Managers of the Village Condominium Association (the "Association") against Melissa A. Porter establishing a lien pursuant to G.L. c. 183A, §6 on the real estate known as and numbered Unit No. 294 of The Village Condominium located at 284 Lexington Street, Watertown, MA, for the purpose of satisfying such lien the Unit will be sold at public auction conducted on November 19, 2024 at 12:00 Noon at 284 Lexington Street, Watertown, MA.

The premises to be sold are more particularly described as follows: The dwelling unit (the "Unit") located at 284 Lexington Street, in Watertown, Massachusetts known as The Village created by Master Deed dated February 23, 1972, recorded with Middlesex South Registry of Deeds on February 25, 1972 in Book 12162, Page 318, as amended of record, together with a .3168% undivided interest in the common areas and facilities as described in Schedule A to said Master Deed. The Unit is shown on the floor plans of the Building filed simultaneously with Amendment No. 3 to the Master Deed recorded with said Deeds on May 7, 1973 in Book 12427, Page 423.

The Condominium is comprised of the land with the Buildings, improvements and structures thereon shown as Phases I, II and III, being respectively Lots 2, 1 and 3 shown on a plan entitled Plan of the Village, a Condominium, Watertown, Massachusetts, scale 1 inch equals 40 feet" dated January 15, 1972 by Rowland H Barnes & Co., Inc., Civil Engineers, 681 Main Street, Waltham, Massachusetts, filed with said Deeds as Plan No. 172 of 1972, recorded with said Deeds as Plan No. 172 of 1972, recorded with said Deeds in Book 12162, Page 318.

The Unit is conveyed subject to, and with the benefit of, all easements, restrictions and provisions of the Master Deed and By-laws of the Association, G.L. c. 183A and the Unit Deed to Melissa A. Porter recorded with said Deeds in Book 65261, Page 137.

The Unit is intended solely for single family residential use and no portion thereof may be used as a professional office whether or not accessory to a residential use unless such use shall have been authorized in writing by the Board of Managers of the Association. No structural alteration or addition to such Unit shall be made with the prior written permission of the Association.

Being the same premises conveyed to Melissa A. Porter by deed record with Suffolk Registry of Deeds in Book 65261 Page 137.

Terms of Sale:

1. Non-refundable certified check for \$10,000.00 shall be paid by the successful bidder for each Unit at the time of the auction.
2. The balance of the purchase price shall be paid within thirty (30) days of the auction.
3. Release Deed from the Trustees of Norfolk House Condominium Association shall be issued to purchaser upon payment in full of the sale price. The Deed shall convey the Unit subject to, and with the benefit of, any restrictions, easements, improvements, assessments, encumbrances, mortgages, liens or claims in the nature of liens which are, by operation of law, conveyed with the Unit.
4. No representation is or shall be made by Seller as to the status of any mortgage, real estate taxes, or other liens.
5. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
6. No representation is or shall be made as to the condition of the Unit or the Condominium. The Unit shall be sold "as is".
7. The Trustees shall have the right, but shall not be obligated, to convey title to the Unit to the next highest bidder at the auction if the highest bidder should fail to complete the purchase as required.
8. Other terms to be announced at the sale.

The sale is pursuant to a Judgment entered by the Middlesex Superior Court, a copy of which may be viewed at the office of Attorney Daniel P. McGeary, 100 State Street, Suite 200, Boston, MA 02109, 617-523-1760, attorney for Board of Managers of the Village Condominium Association, by appointment.

Daniel P. McGeary
Attorney for Lawrence Riley, as
Trustee of the Norfolk House
Condominium Trust