

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

By virtue of a Judgment and Order of the Fall River District Court (Civil Action No. 1732 CV 0867), in favor of the Trustees of the Ulster Condominiums Trust against Jessica L. Duarte, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 12 of the Ulster Condominiums with a street address of 526 Third Street, Unit 12, Fall River, Bristol County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 11:00 a.m. on Thursday, September 27, 2018 at 526 Third Street, Unit 12, Fall River, Massachusetts. The premises to be sold is more particularly described as follows:

DESCRIPTION:

Unit 12 (the "Unit") of the Ulster Condominiums (the "Condominium") created pursuant to Master Deed dated May 24, 2004 and recorded with the Bristol County (Fall River District) Registry of Deeds in Book 5428, Page 325, which unit is shown on the floor plans filed with said Master Deed and on the copy of a portion of said plans attached hereto and made a part hereof, to which is affixed a verified statement in a form required by Chapter 183A, Section 9 of the Massachusetts General Laws.

The Unit is conveyed together with an undivided 8.34% interest in the Common Elements described in said Master Deed, the Ulster Condominiums Trust (the "Condominium Trust"), the Trust through which the Condominium is managed and regulated, and in the By-Laws of the Ulster Condominiums Trust.

The Unit is conveyed with (a) that portion of the exterior surface area designated as "Deck" as shown on the Unit Layout Plan appurtenant to the Unit (b) an easement for the exclusive use of those portions of the surface area of the Common Elements designated as entrances appurtenant to it's respective Unit as shown on the floor plans and said easements shall include access to and from said Unit to the entrances and shall not be separated or alienated from the Unit appurtenant thereto by any means (c) other rights in the Common Areas and Facilities appurtenant to the Unit as set forth in the Master Deed, the Condominium Trust and the By-Laws pursuant thereof and (d) the exclusive easement to use one parking space on the Common Area located on the land shown on the Building Layout Plan for a parking space and designated thereon with a number corresponding to an Owner's Unit number and restricted pursuant to the Master Deed.

The Unit is intended for residential purposes for a maximum occupancy of two (2) people per bedroom.

The address of the Unit is: 526 Third Street, Unit #12, Fall River, MA 02721.

For title see Deed to Jessica L. Duarte, dated May 25, 2005 and recorded with Bristol County (Fall River District) Registry of Deeds in Book 5870, Page 223.

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 Laura White Brandow, Moriarty Troyer & Malloy LLC, 30 Braintree Hill Park, Suite 205, Braintree, Massachusetts 02184, (781) 817-4900.

ULSTER CONDOMINIUMS TRUST,
By its Board of Trustees