

SALE OF REAL ESTATE
UNDER GL c 183A § 6

By virtue of a Judgment entered by the Middlesex Superior Court (Docket No. 2281CV02207) in favor of Timothy Chevalier, as Trustee of the Battle Road Farm Condominium Trust (the "Trust") against Nancy L. Politzer (the "Defendant") establishing a lien pursuant to GL c 183A § 6 on the real estate known as and numbered Unit 26C of the Battle Road Farm Condominium located at 26C Indian Camp Lane, Lincoln, MA, for the purpose of satisfying such lien the Unit will be sold at public auction conducted on December 12, 2023 at 12:00 Noon the 26C Indian Camp Lane, Lincoln, MA.

The premises to be sold are more particularly described as follows: Unit 26C (the "Unit") of the Battle Road Farm Condominium (the "Condominium") created by Master Deed dated August 29, 1989 and recorded with the Middlesex South Registry of Deeds in Book 20041, Page 207, as most recently restated by the Twentieth Restated Master Deed dated June 28, 1996 and recorded with said Deeds in Book 26492, Page 447. The Unit contains 1,120 sq. ft. and is laid out as shown on the plans attached to a certain unit deed recorded with said Deeds in Book 20059, Page 255, which plan is a copy of a portion of the plans filed with the Master Deed, as restated, and to which plan there is affixed a verified statement in the form provided for in Section 9 of M.G.L. c. 183A. The Unit is located on the land and within the building thereon as shown on the site plan recorded the Master Deed, as restated. The Unit is conveyed together with a 0.779 percentage interest (a) in the common areas and facilities of the Condominium as described in the Master Deed, and (b) in the Battle Road Farm Condominium Trust, created by Declaration of Trust dated August 29, 1989 and recorded with said Deeds in Book 22041, Page 229. The Unit is also conveyed with the exclusive right and easement (i) to park two passenger vehicles, on an unassigned basis, within Parking Cluster No. 26, as shown on the site plan, and (ii) to use Storage Bin No. 26C, as shown on the floor plan, both said plans being recorded with the Master Deed. The Unit is to be used only for residential purposes and for no other purpose, except as may be expressly permitted by the Trustees in accordance with the provisions of the Battle Road Farm Condominium Trust. The Grantee acquires the Unit with the benefit of, and subject to, the provisions of M.G.L. C. 183A, as that statute is written as of the date hereof, the Master Deed and Condominium Trust referred to above, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the Unit which are not yet due and payable. The Unit is also subject to a Deed Rider imposing certain resale restrictions relating to affordable housing, a copy of which is attached to the deed recorded with said Deeds in Book 26942, Page 482. Being the same premises conveyed to Nancy Louise Politzer by deed record with Middlesex South Registry of Deeds in Book 26942, Page 482.

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 Battle Road Farm Condominium Trust shall be issued to purchaser upon payment in full of sale price. The Deeds 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 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 second 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 Timothy Chevalier, as Trustee of the Battle Road Farm Condominium Trust, by appointment.

Daniel P. McGeary
Attorney for Timothy Chevalier, as
Trustee of the Battle Road Farm
Condominium Trust