

STATE OF RHODE ISLAND  
SALE OF REAL ESTATE UNDER  
RHODE ISLAND GENERAL LAWS  
TITLE 34, CHAPTER 36.1 §3.21

Pursuant to the provisions of Rhode Island General Laws, Title 34, Chapter 36.1 §3.21, the Executive Board of 850 North Main Street Condominium Association (the "Association") has established a lien, pursuant to R.I.G.L. Chapter 34-36.1 on the real estate known as Unit L-1B, 845 North Main Street, 850 North Main Street Condominium, Providence, Rhode Island, and shall sell said real estate, for the purpose of satisfying said lien, at Public Auction commencing at 10:00 A.M. on October 10, 2024 at Unit L-1B, 845 North Main Street, Providence, Rhode Island. The real estate to be sold is more particularly described as follows:

DESCRIPTION:

That certain condominium unit, located in the City of Providence, County of Providence, State of Rhode Island, described as follows:

Being designated as Unit L-1B of the 850 North Main Street Condominium, established pursuant to the Declaration of Condominium creating 850 North Main Street Condominium recorded May 14, 1990 in the Land Evidence Records of the City of Providence, Rhode Island in Book 2235 at Page 160, together with those plats and plans related thereto, as the same may be further amended from time to time.

Together with a percentage interest in and to the common elements appurtenant to the above unit as set forth in the Declaration of Condominium referenced above, as the same may be amended from time to time.

Subject to and together with the benefit of the provisions of Rhode Island General Laws 34-36-1, et seq., and/or 34-36.1-1, et seq., the Declaration of Condominium referenced above and the By-Laws set forth therein, as any or all of the above may be amended from time to time.

For title see Warranty Deed of Like Home Adult Day Care Center, LLC to Sunrise ADHC, LLC dated July 29, 2022 and recorded with the City of Providence Records of Land Evidence in Book 1350, Page 3.

In the event of a typographical error or omission contained in this publication, the description of the real estate contained in said Deed shall control.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, by certified check or by bank check in the amount of FIVE THOUSAND DOLLARS (\$5,000.00) shall be payable at the time and place of the Auction.
2. The balance of the purchase price is to be paid to the Association by certified check or by bank check within forty-five (45) days from the date of the Auction.
3. Pursuant to the provisions of RI Gen Laws §34-36.1-3.21(4), as amended, upon expiration of the right of redemption of the First Mortgage Holder, if any, and

payment of the balance of the purchase price, an Auctioneer's Release Deed will be issued to the purchaser. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or 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 Auctioneer's Release Deed.

4. Additionally, and not by way of limitation, the sale of the real estate 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 real estate taxes, which may be due and outstanding.
6. The successful bidder shall pay the future condominium common expenses (including any special assessment installments that become due), 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 real estate or the Condominium. The real estate shall be sold "as is".
9. No representation is or shall be made as to whether or not any personal property is included in the sale.
10. Other terms, if any, shall be announced at the Auction.
11. For further information, contact the Association's counsel, Ellen Shapiro, Esq., Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, Massachusetts 02184; (781) 884-1660.

850 NORTH MAIN STREET CONDOMINIUM  
ASSOCIATION

By its Board