

LEGAL NOTICE

COMMONWEALTH OF
MASSACHUSETTS

The Trial Court
Probate and Family Court
Department

Middlesex, ss

Docket No: MI18E0118PP

**To: Maureen Maguire of Stoneham,
in the County of Middlesex, and to
all other persons interested.**

A petition has been presented to said Court by, Kimball Rigby for Kathleen T. Maguire of Saugus, in the County of Essex representing that She hold as tenant in Common a 50% undivided part or share of certain land lying in North Reading, in the County of Middlesex, and briefly described

A certain condominium unit situated in North Reading in the County of Middlesex, Commonwealth of Massachusetts, designated as follows:

Unit No: 1-107 of Greenbriar Estates Condominium created by Master Deed dated December 14, 1981 and filed with the Land Registration Office for the Middlesex South Registry District as Document No. 618952 and noted on Certificate of Title No. C-67, Book C12, Page 22 (the "Master Deed") and indicated on Condominium Plan No. 23650C-1, filed therewith.

This unit is conveyed with an exclusive right and easement to use one surface parking space in the parking area shown on the Site Plan recorded with the Master Deed, and subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as the same may be amended of record.

The Unit is conveyed together with a .4402% undivided percentage interest in the common areas and facilities as described in the Master Deed.

The Unit is intended for residential purposes and such other uses as set forth in the Master Deed.

Setting forth that the petitioner desires that all said land may be ordered to be sold **at private sale or Public auction, for not less than (\$169,000.00) ONE HUNDRED SIXTY NINE THOUSAND DOLLARS**, and praying that partition may be made of all the land aforesaid according to law, and to that end, that commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any portion of said land which the Court finds cannot be advantageously divided, either at private sale or public auction, and be ordered to distribute and pay over the net proceeds thereof in such manner as to make the partition just and equal.

If you desire to object thereto you or your attorney should file a written appearance and answer in said Court at Cambridge before ten o'clock, on the seventh day of August **2018** the return date of this citation.

Witness, Honorable Edward F. Donnelly Jr., Esquire First Justice of said Court, this **twenty sixth day of June, 2018**

Tara E. DeCristofaro,
Register of Probate Court

7-5-18

NR