

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Suffolk Superior Court (Docket No. 2384CV000295-D), in favor of TRUSTEES OF THE WALBRIDGE CONDOMINIUM TRUST against HSI-CHUAN LIN establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #39, 15 WALBRIDGE STREET, BOSTON, MASSACHUSETTS of the WALBRIDGE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 8TH DAY OF JULY, A.D. 2024, AT UNIT 39, 15 WALBRIDGE STREET, BOSTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Post Office Address of the Condominium is: 15 Walbridge Street, Unit 39, Boston, Massachusetts.

The unit conveyed is laid out as shown on a plan filed herewith, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183A. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed and the By Laws filed therewith together with the exclusive right to use parking space identified as space #39 as shown on Plan No. 34569B-1 filed with Master Deed No. 395941.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is 2.89%.

The Grantors hereby release any and all rights of Homestead they have in the premises and further state under the pains and penalties of perjury that there are no other persons entitled to Homestead rights in the within conveyed premises whether by statute or by declaration.

For Grantor's title see deed to HSI-CHUAN LIN dated September 23, 2021 and recorded with the Suffolk County Registry of Deeds Division of the Land Court as Document No. 925945 as noted on Certificate No. C101-174.

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 Five Thousand (\$5,000.00) Dollars 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 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, 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 Pamela M. Jonah, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

THE WALBRIDGE CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
BBO#567289
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____