

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

By virtue of a Judgment and Order of the Middlesex Superior Court (Civil Action No. 2481CV01141), in favor of Century Estates Condominium Trust, against Moises S. Miranda a/k/a Moises S. de Miranda, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 7-35 of the Century Estates Condominium with a street address of 7 Weld Street, Unit 35, Framingham, MA 01702, for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 AM on Wednesday, July 30, 2025, at 7 Weld Street, Unit 35, Framingham, MA 01702. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The Unit known as Unit No. 7-35 in the Century Estates Condominium located in Framingham, County of Middlesex, Massachusetts and established pursuant to the Massachusetts General Laws, Chapter 183A by Master Deed dated July 1, 1985, and recorded with Middlesex South County Registry of Deeds in Book 16269, Page 304. ("The Master Deed".)

Said Unit is shown on the floor plans of the building filed simultaneously with said Master Deed, and on a copy of the portion of the plan attached to The First Unit Deed to which is affixed the verified statement of a professional engineer in the form required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with an interest in the common areas and facilities of the property ('Common Elements') as described in said Master Deed as being attributed to the Unit, as may from time to time be amended.

The Unit is conveyed subject to and with the benefit of the provisions of M.G.L. Chapter 183A, and the Master Deed and the Declaration of Century Estates Condominium Trust recorded in Book 16289 Page 360, all as may be amended. (Collectively the "Condominium Documents".)

Together with all rights and easements for the benefits of said unit, as set forth in the Unit Deed. The Unit is intended only for residential purposes. The post office address of this unit is: 7 Weld St., Unit 35, Framingham, MA 01702.

For title, see Deed to Moises S. Miranda a/k/a Moises S. deMiranda, recorded on August 28, 2012, with the Middlesex County South Registry of Deeds in Book 59860, Page 219.

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 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 Erik Shaughnessy, Mirrione, Shaughnessy & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169, (508) 510-5727.

CENTURY ESTATES CONDOMINIUM TRUST,  
By its Board of Trustees