

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. 2481CV01146) in favor of Century Estates Condominium Trust, against Antonia B. DaSilva-Saraiva, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 15-48 of the Century Estates Condominium with a street address of 15 Weld Street, Unit 48, Framingham, MA 01702, for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 AM on Tuesday, August 12, 2025, at 15 Weld Street, Unit 48, Framingham, MA 01702. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The Unit known as Unit No. 15-48 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 ("Master Deed").

UNIT: 15-48; PERCENTAGE INTEREST: 0.3165%; AREA: 651 sq. ft.

The UNIT contains the AREA listed above and is laid out as shown on a plan recorded with the first UNIT DEED recorded with said Middlesex South Registry of Deeds in Book 16692, Page 132, which is a copy of the a portion of the plans filed with Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. c. 183A, Section 9.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of Condominium, as described in the Master Deed, and (b) in the Century Estates Condominium Trust, recorded with said Registry of Deeds in Book 16269, Page 360.

The UNIT is to be used solely for residential purposes and uses accessory thereto permitted from time to time by the Zoning By-Laws of the Town of Framingham and for no other purpose, except as may be expressly permitted by the Trustees in accordance with the provisions of the Century Estates Condominium Trust, and provided the units owned by the Century Estates Condominium Trust may, in addition, be used as offices for the management of the Century Estates Condominium.

The UNIT is conveyed with the benefit of, and subject to the provisions of M.G.L. c. 183A, relating to condominiums as that statute has been written as of the date hereof and as it may hereafter be amended, the Master Deed and the Condominium Trust referred to above and any by-laws as rules and regulations from time to time adopted thereunder, 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.

For title, see Deed to Antonia B. DaSilva-Saraiva, recorded on August 25, 2004, with the Middlesex County South Registry of Deeds in Book 43584, Page 370.

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