

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Brookline District Court (Docket No. 2409CV00082), in favor of TRUSTEES OF THE HAMMONDSWOOD AT CHESTNUT HILL CONDOMINIUM TRUST against XUESONG JIN establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #E-105, 629 HAMMOND STREET of the HAMMONDSWOOD AT CHESTNUT HILL CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 28TH DAY OF AUGUST, A.D. 2025, AT UNIT E-105, 629 HAMMOND STREET, BROOKLINE, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Building No. 1: Unit No. E-105, 629 Hammond Street

Percentage Interest: 1.6308%

Parking Space: 74 Storage Space: CL-39

Unit Address: 629 Hammond Street, Unit E-105, Brookline, MA 024467

The Unit described above in Hammondswood at Chestnut Hill Condominium created by Master Deed dated June 20, 2008, and recorded with the Norfolk County Registry of Deeds (the "Registry") in Book 25942, Page 57, as amended, in accordance with the provisions of G.L. c. 83A.

The Unit is laid out as shown on the plans recorded with the Master Deed and to which is affixed a verified statement in the form provided for in G.L. C. 183A §9.

The Unit is conveyed together with the above listed Percentage Interest (a) in the common areas and facilities of the Condominium, as described in the Master Deed, and (b) in Hammondswood at Chestnut Hill Condominium Trust under a Declaration of Trust dated June 20, 2008, recorded with the Registry in Book 25942, Page 79, all appurtenant easements including the exclusive right and easement to use the Parking Space(s) described above and the Storage Space(s) described above located in the basement garage of the Condominium as described in the aforementioned Master Deed and Plans.

The Unit shall be used solely for residential purposes and such purposes accessory thereto as are permitted from time to time under the Town of Brookline Zoning By-Laws, and in accordance with the provisions of the

Master Deed.

The Grantee acquires the Unit with the benefit of, and subject to, the provisions of General Laws Chapter 183A relating to condominiums, as that statute is written as of the date hereof and as it may hereafter be amended, the Master Deed and Condominium Trust referred to above, and any by-laws and rules and regulations and guidelines 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.

For Grantor's title see deed to Xuesong Jin dated October 3, 2019 and recorded with the Norfolk County Registry of Deeds in Book 37258, Page 65.

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 Mark S. Einhorn, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 400, Braintree, MA 02184, (781) 843-5000.

HAMMONDSWOOD AT CHESTNUT HILL
CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Mark S. Einhorn, Esq.
BBO#655874
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____