

NOTICE OF SALE OF TIME-SHARE ESTATES UNDER  
M.G.L. CHAPTER 183B, SECTION 29B

By virtue of M.G.L. c. 183B, Section 29B and the constituent instruments of the Custom House Leasehold Condominium Association, LLC, located at 2 India Street and 3 McKinley Square, Suffolk County, Boston, Massachusetts, establishing a lien pursuant to M.G. L. c. 183B, Section 29 (a) on the time-share interval weeks held by the time-share owners listed below, the time-shares will be sold at Public Auction commencing at 11:00 a.m. on July 24, 2025 at 2 India Street and 3 McKinley Square, Suffolk County, Boston, Massachusetts.

1. Russell L. Agrusa of Massachusetts. Unit 505, Week 30. See Grant of Time-Share Lease recorded with said Deeds in Book 21706, Page 152;
2. Ruben L. Austria and Julieta B. Austria of California. Unit 902, Week 25. See Grant of Time-Share Lease recorded with said Deeds in Book 22446, Page 207;
3. Harald Zoeger Baca and Ingrid Baertl Gomez of Peru. Unit 1205, Week 52. See Grant of Time-Share Lease recorded with said Deeds in Book 36376, Page 1;
4. Michael Balac and Joann Balac of New York. Unit 1002, Week 33. See Grant of Time-Share Lease recorded with said Deeds in Book 22775, Page 142;
5. William A. Blackwood, III, of South Carolina, as Personal Representative and heir of the Estate of William A. Blackwood, Jr., late of South Carolina; Bryan T. Blackwood and Weston A. Blackwood, both of South Carolina as heirs of the Estate of William A. Blackwood, Jr.. Unit 101, Week 44. See Grant of Time-Share Lease recorded with said Deeds in Book 27387, Page 66;
6. C.A. Levanos, D.D.S., Inc. of Massachusetts. Unit 804, Week 8. See Grant of Time-Share Lease recorded with said Deeds in Book 22504, Page 175;
7. Bonnie J. Campbell of Massachusetts. Unit 803, Week 43. See Grant of Time-Share Lease recorded with said Deeds in Book 22775, Page 160;
8. Bonnie J. Campbell of Massachusetts. Unit 1404, Week 22. See Grant of Time-Share Lease recorded with said Deeds in Book 52411, Page 1;
9. Paul N. Cerrone of Massachusetts. Unit 901, Week 36. See Grant of Time-Share Lease recorded with said Deeds in Book 23015, Page 28;
10. Ambram Chocron and Raquel Monica Benlolo De Chocron of Florida. Unit 1903, Week 37. See Grant of Time-Share Lease recorded with said Deeds in Book 27353, Page 57;
11. Ambram Chocron and Raquel Monica Benlolo De Chocron of Florida. Unit 1903, Week 38. See Grant of Time-Share Lease recorded with said Deeds in Book 27353, Page 57;
12. Esperanza Gomez De Miranda, Patricia Miranda Gomez, Maria Victoria Miranda Gomez and Catalina Miranda Gomez, all of Colombia. Unit 804, Week 14. See Grant of Time-Share Lease recorded with said Deeds in Book 37102, Page 185;
13. Fanny Sarfaty De Tawil of Peru. Unit 1903, Week 39. See Grant of Time-Share Lease recorded with said Deeds in Book 27674, Page 149;
14. Fanny Sarfaty De Tawil of Peru. Unit 1903, Week 40. See Grant of Time-Share Lease recorded with said Deeds in Book 27674, Page 149;
15. Howard Greenberg and Marie P. Greenberg of New Jersey. Unit 505, Week 14. See Grant of Time-Share Lease recorded with said Deeds in Book 39222, Page 244;
16. Joan Hackett of New Hampshire, as Personal Representative of the Estate of Gerald R. Hackett, late of New Hampshire; Amy Hackett of Tennessee and Anne Murray of New

- Hampshire as heirs of the Estate of Gerald R. Hackett. Unit 903, Week 22. See Grant of Time-Share Lease recorded with said Deeds in Book 23306, Page 98;
17. Helen S. Hayman of New Hampshire. Unit 1202, Week 39. See Grant of Time-Share Lease recorded with said Deeds in Book 23328, Page 90;
  18. Anil Kumar Jha and Anita Jha of the United Kingdom. Unit 1205, Week 37. See Grant of Time-Share Lease recorded with said Deeds in Book 40124, Page 227;
  19. John J. Kelley, Jr. and Mary C. Kelly of Massachusetts. Unit 505, Week 44. See Grant of Time-Share Lease recorded with said Deeds in Book 22488, Page 79;
  20. Michael Maroni of New Hampshire. Unit 1804, Week 52. See Grant of Time-Share Lease recorded with said Deeds in Book 56402, Page 139;
  21. Philip A. McGowan and Nancy W. McGowan of South Carolina. Unit 1501, Week 39. See Grant of Time-Share Lease recorded with said Deeds in Book 24460, Page 233;
  22. Philip A. McGowan and Nancy W. McGowan of South Carolina. Unit 1505, Week 16. See Grant of Time-Share Lease recorded with said Deeds in Book 24460, Page 233;
  23. Lawrence Mintzer and Catherine M. Mintzer of Massachusetts. Unit 601, Week 32. See Grant of Time-Share Lease recorded with said Deeds in Book 21787, Page 44;
  24. Harol Penagos of Colombia. Unit 1003, Week 12. See Grant of Time-Share Lease recorded with said Deeds in Book 36181, Page 193;
  25. Lynn M. Porter of South Carolina. Unit 904, Week 46\*X. See Grant of Time-Share Lease recorded with said Deeds in Book 22160, Page 5;
  26. William Reenstra and Karen M. Klimas of California. Unit 1405, Week 30. See Grant of Time-Share Lease recorded with said Deeds in Book 24655, Page 143;
  27. Gregory G. Rick, Jr. of Kansas. Unit 1201, Week 38. See Grant of Time-Share Lease recorded with said Deeds in Book 23240, Page 189;
  28. Mark A. Ridder and Kathryn E. Ridder of Massachusetts. Unit 1603, Page 39. See Grant of Time-Share Lease recorded with said Deeds in Book 25298, Page 60;
  29. Fred Rose and Margaret Rose of Massachusetts. Unit 502, Week 51. See Grant of Time-Share Lease recorded with said Deeds in Book 21155, Page 110;
  30. Fred Rose and Margaret Rose of Massachusetts. Unit 502, Week 52. See Grant of Time-Share Lease recorded with said Deeds in Book 21155, Page 110;
  31. Timothy J. Simpson and Kathy M. Simpson of Massachusetts. Unit 1803, Week 23. See Grant of Time-Share Lease recorded with said Deeds in Book 27027, Page 188;
  32. Meredith Albrecht of Connecticut and Justin T. Spies of Pennsylvania, both as Co-Trustees of the Spies Living Trust. Unit 102, Week 23. See Grant of Time-Share Lease recorded with said Deeds in Book 54785, Page 256;
  33. Bradford N. Vezina, Esquire of Massachusetts, as Personal Representative of the Estate of Jacquelynne M. Stepanian, late of Massachusetts and Steven M. Burke of New Hampshire, as Trustee of the Jacquelynne M. Stepanian 1988 Trust. Unit 401, Week 25. See Grant of Time-Share Lease recorded with said Deeds in Book 21084, Page 226.

**DESCRIPTION:** The Time-Share Estates hereby conveyed are subject to Floating Time and are conveyed with a Beneficial Interest as stated in the Grant of Time-Share Lease, which Beneficial Interest may be subject to change pursuant to the Master Deed. The Time-Share Estates are conveyed subject to Chapters 183A and 183B of the Massachusetts General Laws, and subject to and with the benefit of the Lease and the Master Deed, the By-Laws of the Association and the Rules and Regulations, recorded as Exhibits and incorporated in the Master Deed, as all of the same may be amended from time to time. The Time-Share Estates are further hereby conveyed

subject to and with the benefit of all other easements, restrictions, covenants and the like of record, if any, insofar as the same may be in force and applicable. The Custom House Leasehold Condominium is located at 2 India Street and 3 McKinley Square, Suffolk County, Boston, Massachusetts, created by Master Deed and Time Share Instrument (the "Time-Share Instrument") dated December 12, 1996 and recorded with the Suffolk County Registry of Deeds in Book 21068, Page 1, and the Operating Agreement and By-Laws recorded with said Deeds in Book 21068, Page 141.

TERMS OF SALE: 1. A non-refundable deposit payable by certified check or by bank check in the amount of FIVE THOUSAND DOLLARS (\$5,000.00) per interval week shall be payable at the time and place of the Auction. 2. The time-share estates will be sold individually. 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 from the date of the Auction. 4. The successful bidder shall pay the future condominium common charges (including any special assessment installments that become due), commencing with the date of the Auction. 5. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record. 6. No representation is or shall be made as to the condition of the real estate or the Condominium. The real estate shall be sold "as is". Other terms to be announced at the sale.

Signed: Laura White Brandow, Moriarty Bielan & Malloy, LLC, One Adams Place, 859 Willard Street, Suite 440, Quincy, MA 02169 (781) 817-4900, as counsel for the Custom House Leasehold Condominium Association, LLC.