

SALE OF REAL ESTATE
UNDER GL c 183A § 6

By virtue of a Judgment entered by the Suffolk Superior Court (Docket No. 1801-CV-2305) in favor of Yinnette Sano, as Trustee of the Clare Gardens Condominium Trust (the "Trust") against Stone Realty Trust (the "Defendant") establishing a lien pursuant to GL c 183A § 6 on the real estate known and numbered Unit B3 of the Clare Gardens Condominium located at 175 Clare Avenue, Hyde Park, MA 02136, for the purpose of satisfying such lien the Unit B3 will be sold at public auction on May 15, 2019 at 11:00 AM at the Suffolk County Deputy Sheriff's Office, 132 Portland Street, Boston, MA 02114.

The premises to be sold are more particularly described as follows: Unit B3 (the "Unit") of Clare Gardens Condominium (the "Condominium") created by Master Deed dated June 3, 1981 and recorded with the Suffolk Registry of Deeds in Book 9970, Page 63, as amended and located 175 Clare Avenue, Hyde Park, MA 02136. The Unit is conveyed together with a 1.618% interest (a) in the common areas and facilities of the Condominium and in the Clare Gardens Condominium Trust dated June 3, 1981 and recorded with said Deeds in Book 9770, Page 78; and (2) such other rights and easements as may be appurtenant to the Unit as set forth in the Master Deed. The Unit is conveyed subject to such rights and easements in favor of other Units as set forth in the Master Deed. Conveyed with the Unit is an easement for the exclusive use of one parking space shown in the parking area shown on the Site Plan recorded with the Master Deed, which must be conveyed together with the Unit and shall terminate upon removal of the premises from Condominium status. The Unit is to be used only for residential purposes and for no other purposes and uses accessory thereto as permitted from time to time by the Zoning Code of the City of Boston, and for no other purpose, except as may be expressly permitted by the Trustees of the Clare Gardens Condominium in accordance with the provisions of the Master Deed, Declaration of Trust and Rules and Regulations of the Condominium. The property address for Unit B3 is 175 Clare Avenue, Unit B3, Hyde Park, MA. The grantee will acquire the Unit subject to, and with the benefit of, the obligations, restrictions, rights and liabilities contained in the Clare Gardens Condominium documents including the Master Deed, the Declaration of Trust and any By-laws and Rules and Regulations adopted from time to time thereunder and the provisions of G.L. c. 183A, and all matters of record stated or referred to in the Master Deed as completely as if it were fully set forth herein. The Unit is conveyed subject to all rights, easements, agreements, mortgages and other matters of record which affect said Unit in so far as the same are now in force and applicable. Being the same premises conveyed to the Defendant by Unit Deed recorded with said Registry in Book 24336, Page 308.

Terms of Sale:

1. A non-refundable certified check for \$7,500.00 shall be paid by the successful bidder for the Unit at the time of the auction.
2. The balance of the purchase price shall be paid to the Trust within thirty (30) days of the auction.
3. A Deputy Sheriff's Deed or Release Deed shall be issued to the purchaser upon payment in full of sale price. The Deed shall convey the Unit subject to, and with the benefit of, any restrictions, easements, improvements, assessments, encumbrances, mortgages, liens or claims in the nature of liens which are, by operation of law, conveyed with the Unit.
4. No representation is or shall be made by the Trust as to the status of any mortgage or other liens.
5. The successful bidder shall pay the future Condominium common charges commencing with the date of the auction.
6. No representation is or shall be made as to the condition of the Unit or the Condominium. The Unit shall be sold "as is".
7. The Trustees shall have the right, but shall not be obligated, to convey title to the Unit to the second highest bidder at the auction if the highest bidder should fail to complete the purchase of the Unit as required by the Memorandum of Sale.
8. Other terms to be announced at the sale.

The sale is pursuant to a Judgment entered by the Suffolk Superior Court, a copy of which may be viewed at the office of Attorney Cameron S. Merrill, 100 State Street, #200, Boston, MA 02109, 617-523-1760, attorney for Yinnette Sano, as Trustee of the Clare Gardens Condominium Trust, by appointment.