

SALE OF REAL ESTATE
UNDER GL c 183A § 6

By virtue of Judgments entered by the Norfolk Superior Court (Docket Nos. 1982-CV-00262 and 1682-CV-01594) in favor of The Longwood Condominium Trust by its Board of Trustees (the "Trust") against Rene Perez, Maria Perez, and Jewish Family and Children's Services, Inc. (the "Defendant") establishing a lien pursuant to GL c 183A § 6 on the real estate known and numbered as Unit 107 of the Longwood Condominium located at 45 Longwood Avenue, Unit 107, Brookline, MA, 02446, for the purpose of satisfying such lien the Unit will be sold at public auction on September 23, 2021 at 11:00 AM at the Norfolk County Deputy Sheriff's Office, 181 Parkingway, Quincy, MA 02269.

The premises to be sold are more particularly described as follows: Unit 107 (the "Unit") of the Longwood Condominium (the "Condominium") created by Master Deed dated October 30, 1979 and recorded with the Norfolk County Registry of Deeds in Book 13582, Page 484, as amended, and located 45 Longwood Avenue, Brookline, MA. The Unit contains 1430 sq. ft +/- and is laid out as shown on a plan filed with the Master Deed. The Unit is conveyed together with a 1.0900% interest (a) in the common areas and facilities in the Condominium, as described in the Master Deed, and (b) in the Longwood Condominium Trust, recorded with said Registry in Book 5669, Page 668. 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 in the parking area shown on the Site Plan recorded with said 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 Brookline, and for no other purpose, except as may be expressly permitted by the Trustees of the Longwood 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 107 is 45 Longwood Avenue, Unit 107, Brookline, MA. The grantee will acquire the Unit subject to, and with the benefit of, the obligations, restrictions, rights and liabilities contained in the Longwood 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 13582, Page 484.

Terms of Sale:

1. A non-refundable certified check for \$5,000.00 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 within thirty (30) days of the auction.
3. Deputy Sheriff's Deed or Release Deed shall be issued to 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 Seller 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 as required.
8. Other terms to be announced at the sale.

The sale is pursuant to Judgments entered by the Norfolk 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 the Board of Trustees of the Longwood Condominium Trust, by appointment.

/s/ Cameron S. Merrill
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