

SALE OF REAL ESTATE

By virtue of the Judgment and Order of the Boston Municipal Court (Docket # 2101CV539) in favor of the Trustees of the Belvoir Condominium Trust, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as Unit 404, 636 Beacon Street, Boston, Massachusetts 02215 (“Unit”) by the Trustees of the Belvoir Condominium Trust (“Condominium”), 636 Beacon Street, Boston, Massachusetts, for the purpose of satisfying such lien, the same will be sold at public auction sale at **10:00 a.m. on Thursday, October 28, 2021** at the subject premises. The premises to be sold are more particularly described as follows:

Unit 404 (“Unit”) in a condominium known as The Belvoir Condominium, created by Master Deed and Declaration of Trust, each dated October 9, 2003, and recorded with the Suffolk Registry of Deeds in Book 33067, Page 180 and 205, respectively, as amended, together with said Unit’s undivided interest in the common area and facilities (the “Common Elements”) as described in said Master Deed, as amended.

The post office address of the Condominium is c/o Beacon Services, 67.5 Chestnut Street, Boston, Massachusetts 02108. The Unit and the Condominium are subject to the provisions of Massachusetts General Laws Chapter 183A.

The Unit hereby conveyed is shown on the plans of the building filed simultaneously with the Master Deed with said Deed, a copy of a portion of which plans are attached to the first Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Condominium as set forth in said Master Deed and the same interest in the Condominium Trust recorded with said Deeds.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of M.G.L. Chapter 183A, as amended; (2) the provisions and matters as set forth in the Master Deed, as amended; (3) the provisions and matters as set forth in the first unit deed and floor plans recorded therewith; and (4) the provisions and By-Laws of said Condominium Association, as amended.

Said Unit is conveyed together with the right of easements appurtenant to said Unit as described in the Master Deed.

Being all and the same premises conveyed to Yijing Sun by Unit Deed dated May 7, 2013, and recorded at Suffolk Registry of Deeds, Book 51413, Page 109.

The Unit is to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water bills, municipal liens and assessments, common area charges, and all other claims in the nature of liens, having priority over the said Judgment, if any there be.

No representation is or shall be made as to any mortgages, liens, encumbrances or the condition of the subject premises.

TERMS OF SALE: A non-refundable deposit of Five Thousand (\$5,000.00) Dollars shall be required to be made payable to The Belvoir Condominium Trust in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid to The Belvoir Condominium Trust, in cash, by certified check or by Bank Cashier's check in or within thirty (30) days from the date of sale to be held in escrow until delivery of the deed.

Other terms, if any, to be announced at the sale.

Trustees of the Belvoir Condominium Trust
By their Attorney,

Howard S. Goldman
BBO#199030
Goldman & Pease LLC
160 Gould Street
Suite 320
Needham, MA 02494
(781) 292-1080

Dated: September 9, 2021