

## SALE OF REAL ESTATE

By virtue of the Judgment and Order of the Boston Municipal Court (Docket # 2101CV000027) in favor of the Trustees of the 549 Columbus Avenue Condominium Trust, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as Unit C, 549 Columbus Avenue, Boston, Massachusetts 02118 (“**Unit**”) by the Trustees of the 549 Columbus Avenue Condominium Trust (“**Condominium**”), 549 Columbus Avenue, Boston, Massachusetts, for the purpose of satisfying such lien, the same will be sold at public auction sale at **10:00 a.m. on Friday, February 25, 2022** at the Condominium. The Unit to be sold is more particularly described as follows:

Unit #C in the 549 Columbus Avenue Condominium located in the building known and numbered as 549 Columbus Avenue, Boston, Suffolk County, Massachusetts, a condominium established pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed and the Declaration of Trust of the 549 Columbus Avenue Condominium, each dated January 30, 1987, and the Rules and Regulations in connection therewith, and recorded with Suffolk County Registry of Deeds at Book 13385, Page 98 and 112, respectively, as amended of record, 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 Unit is shown on the floor plans of the Building attached to the Master Deed to which is affixed the verified statement of a registered architect in the form required by Section 9 of Chapter 183A.

The post office address of the Condominium is c/o Premier Property Solutions, LLC, 190 High Street, Boston, Massachusetts 02210.

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; (4) the provisions set forth in the Declaration of Trust, as amended; and (5) the right of easements appurtenant to said Unit as described in the Master Deed.

Being all and the same Unit conveyed to Constance A. Bean and Orville E. Bean, Trustees of Windsor 549 Realty Trust by Unit Deed dated January 21, 2000, and recorded at Suffolk Registry of Deeds, at Book 24618, Page 330.

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, the condition of the Unit or of any other matter whatsoever.

**TERMS OF SALE:** A non-refundable deposit of Five Thousand (\$5,000.00) Dollars shall be required, made payable to the Condominium, 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

Condominium, 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 release deed.

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

Trustees of the 549 Columbus Avenue  
Condominium Trust  
By their Attorney,

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

Dated: January 5, 2022