

COMMONWEALTH OF MASSACHUSETTS
SALE OF REAL ESTATE
UNDER M.G.L. c. 183A:6

By virtue of a Judgment and Order of the Suffolk Superior Court (Civil Action No. 19-3345-D), in favor of the Board of Managers of the Redstone Court Condominium Association against Xiaoping Hu, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 311 of the Redstone Court Condominium with a street address of 85 Brainerd Road, Boston, Suffolk County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 a.m. on March 20, 2020 at 85 Brainerd Road, Unit 311, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit NO: 311

PERCENTAGE INTEREST: .0142%

Unit No. 311 (“the Unit”) of the Redstone Court Condominium (“Condominium”), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, as the same may have been or may hereafter be amended (“Chapter 183A”) by Master Deed dated September 30, 1986 recorded with Suffolk County Registry of Deeds on October 1, 1986 in Book 12920, Page 120, as amended of record.

The Post Office Address of the Condominium is 85 Brainerd Road, Unit 311, Allston (Boston), Massachusetts.

Said Unit is laid out as shown on a plan attached to the First Unit deed, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form prescribed by M.G.L. Chapter 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A and the Master Deed as amended by record.

The Unit is conveyed together with:

- a. The above listed Percentage Interest in the Common Areas and Facilities of the Condominium; and
- b. All rights, easements, agreements, interests and provisions contained in the Master Deed of The Redstone Court Condominium dated September 30, 1986 and recorded with said Master Deed, and any rules and regulations promulgated from time to time thereunder (the “Declaration of Trust”).
- c. The exclusive right and easement to use and occupy, subject to such reasonable rules and regulations as may be established by the Managing Board, parking space number 83 as shown on a plan entitled Redstone Court Condominium, Phase 1, Boston (Allston/Brighton), Massachusetts dated September 26, 1986 prepared by Boston Architectural Team, Inc. recorded with the Master Deed.

For title, see Deed to Xiaoping Hu dated August 31, 2016 and recorded with the Suffolk County Registry of Deeds in Book 56690, Page 159.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of \$10,000.00 for the unit shall be payable at the Auction.
2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
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 of the auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
5. No representation is or shall be made as to any amount of taxes due and outstanding.
6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is."
9. Other items, if any, shall be announced at the sale.
10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Dean T. Lennon, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

REDSTONE COURT CONDOMINIUM ASSOCIATION,
By its Board