

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. 18-3414F), in favor of the Board of Managers of the Redstone Court Condominium Association against Xiulin Liu, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 207 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 1:00 p.m. on July 1, 2020 at 85 Brainerd Road, Unit 207, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit 207 at 85 Brainerd Road, Boston (Brighton), Suffolk County, Massachusetts of the Condominium known as Redstone Court Condominium, a condominium established pursuant to Massachusetts General Laws Chapter 183A, by Master Deed dated October 1, 1986 and recorded with Suffolk County Registry of Deeds in Book 12920, Page 20, and any amendments of record thereto. The Unit is shown on the floor plans recorded simultaneously with said Master Deed and on a copy of a portion of which is recorded with Suffolk Registry in Book 12996, Page 91, to which is affixed a verified statement as required by Section 9 of said Chapter 183A. The Unit contains an undivided .0142 percentage interest in the common areas and facilities of the condominium as described in the Master Deed, attributable to the Unit as that undivided interest may change upon amendment of said Master Deed.

The Unit contains the exclusive right to occupy, subject to such reasonable rules and regulations established by the Managing Board, parking space number 90, as shown on a plan entitled Redstone Court Condominium, Phase 1, Boston (Brighton), Massachusetts, dated September 26, 1986 prepared by Boston Architectural Team, Inc., recorded with the Master Deed. Said exclusive right may be transferred by the Grantee to the owner of any other unit in the condominium by instrument duly recorded with Suffolk Registry of Deeds.

For title, see Deed to Xiulin Liu dated May 28, 1997 and recorded with the Suffolk County Registry of Deeds in Book 21432, Page 283.

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