

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. 20-1547-H), in favor of the Trustees of the Residences at the InterContinental Condominium Trust against Elle & Co. Designs, LLC, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 17G of the Residences at the InterContinental Condominium with a street address of 500 Atlantic Avenue, Boston, Suffolk County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 11:00 a.m. on April 27, 2021 at 500 Atlantic Avenue, Unit 17G, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit No. 17G of the Residences at the InterContinental Condominium, created by Master Deed dated October 17, 2006 and recorded with the Suffolk County Registry of Deeds on October 18, 2006 at Book 40580, Page 45, and shown on a plan recorded in said Registry of Deeds therewith.

The post office address of the unit is 500 Atlantic Avenue, Unit 17G, Boston, Massachusetts, 02210.

The unit is shown on a plan recorded with the first deed out (see Book 41473, Page 104 as recorded with the Suffolk County Registry of Deeds) to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, right and liabilities contained in G.L. c. 183A, the Master Deed, and the Declaration of Trust.

The unit is conveyed together with the right and easement to use a valet Parking Space on an unreserved basis, as set forth in Section 8 of the Master Deed and the exclusive right and easement to use Storage Area No. 53 as set forth in the Master Deed and shown on the plans recorded with the Master Deed.

The undivided percentage interest of the unit in the common areas and facilities is .731%.

Each of the units in the Condominium is intended for residential purposed and such other uses as are set forth in the Master Deed.

For title, see Deed to Elle & Co. Designs, LLC dated November 24, 2012 and recorded with the Suffolk County Registry of Deeds in Book 50720, Page 141.

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 \$20,000.00 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.

THE RESIDENCES AT THE INTERCONTINENTAL CONDOMINIUM,  
by its Board of Trustees