

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

By virtue of a Judgment and Order of the Boston Municipal Court – Central Division (Civil Action No. 2101 CV 1142), in favor of the Trustees of the Beacon on the Charles Condominium Trust against Gary R. Dougherty and Ray C. Dougherty, et al, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 334-CS of the Beacon on the Charles Condominium with a street address of 334 Beacon Street, 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 June 14, 2022 at 334 Beacon Street, Unit 334-CS, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit 334 Courtyard Studio, 334 Beacon Street, Beacon on the Charles Condominium created by Master Deed dated June 30, 1980 and recorded July 18, 1980 with the Suffolk County Registry of Deeds in Book 9482 Page 186 described as follows:

The Unit contains 285 square feet and is laid out as shown on plans filed with the Master Deed and to which are affixed a verified statement in the form provided for the G.L. c. 183A, Section 9.

The Unit has a percentage interest of .985% (a) in the common areas and facilities of the Condominium, as described in the Master Deed, and (b) in the Beacon on the Charles Condominium Trust, recorded July 18, 1980 with said Registry of Deeds in Book 9482, Page 207.

The Unit is to be used only for residential purposes and professional offices accessory thereto provided the person using such office is occupying the Unit as his principal residence, to the extent permitted by the Boston Zoning Ordinances and for no other purposes, except as may be expressly permitted by the Trustees in accordance with the provisions of the Beacon on the Charles Condominium Trust.

For title, see Deed to Gary R. Dougherty and Ray C. Dougherty dated January 12, 1990 and recorded with the Suffolk County Registry of Deeds in Book 16073, Page 58.

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 \$5,000.00 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.

BEACON ON THE CHARLES CONDOMINIUM,
by its Board of Trustees