

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. 2201 CV 1330), in favor of the Trustees of the 320 Commonwealth Avenue Condominium Trust against the Estate of Art Y. Chin, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 32 of the 320 Commonwealth Avenue Condominium with a street address of 320 Commonwealth 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 February 2, 2023 at 320 Commonwealth Avenue, Unit 32, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit No. 32 of 320 Commonwealth Avenue Condominium created by Master Deed dated June 16, 1981 and recorded in Suffolk Registry of Deeds in Book 9783 Page 158.

The Post Office address of the unit is: Unit 32, 320 Commonwealth Avenue, Boston, Massachusetts 02115

The unit is shown on a plan recorded herewith (if this is the first conveyance of the unit) or with the first deed of this unit, 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, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record. This conveyance is made subject to real estate taxes not yet due and payable, which taxes the grantee hereby agrees to pay.

The unit is conveyed together with a 9.9% undivided percentage interest in the common areas and facilities as described in the Master Deed appertaining to the subject unit, and also:

- (1) Common law rights arising by reason of the existence of party walls; and
- (2) Rights of others to use a passageway as set forth in an instrument dated June 16, 1981, recorded with said Deeds, Book 9783, Page 158.

For title, see Deed to Art Y. Chin dated March 23, 1998 and recorded with the Suffolk County Registry of Deeds in Book 22311, Page 242.

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.

320 COMMONWEALTH AVENUE  
CONDOMINIUM TRUST,  
By its Trustees