

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Boston Municipal Court Dorchester Division (Docket No. 2307CV000505), in favor of TRUSTEES OF THE RICHARDS CONDOMINIUM TRUST against RITA RADEOS, AS HEIR TO THE ESTATE OF PETER RADEOS establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #207, 80 BEAUMONT STREET of THE RICHARDS CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 31ST DAY OF MAY, A.D. 2024, AT UNIT 207, 80 BEAUMONT STREET, DORCHESTER, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Condominium Unit numbered #207 (The Unit) in The Richards Condominium (The Condominium) consisting of property having a post office address of 80 Beaumont Street, #207, Boston, MA 02124 and which was created pursuant to and in accordance with Chapter 183A of the Massachusetts General Laws by a Master Deed dated November 28, 1984 and recorded in the Suffolk County Registry of Deeds (The Registry) in Book 11273, Page 309, as amended by instruments of record.

The Unit is more particularly described in (1) the said Master Deed (2) such site and floor plans as have been recorded or filed therewith (3) the Unit Deed thereof and (4) copies of portions of such site and floor plans filed with the first Unit Deed.

The Unit is conveyed together with a 5.73 percent undivided interest in the common areas and facilities as defined and described in the aforementioned Master Deed. The Unit contains 856 square feet. The Unit and said undivided interests are together hereinafter referred to as the Mortgaged Premises.

The Mortgaged Premises are subject to and with the benefit of (1) the provisions of Chapter 183A of the Massachusetts General Laws (2) the provisions and matters set forth and/or referred to in the Master Deed (3) the provisions of The Richards Condominium Trust and its By-Laws recorded with said Master Deed and such Rules and Regulations as may be promulgated thereunder.

For Grantor's title see deed to PETER RADEOS dated November 15, 1993 and recorded with the Suffolk Registry of Deeds in Book 18688, Page 84.

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 Five Thousand (\$5,000.00) Dollars 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 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, 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, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

THE RICHARDS CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Dean T. Lennon, Esq.
BBO#668031
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____