

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the West Roxbury District Court (Docket No. 2306CV519EF), in favor of TRUSTEES OF THE 5140 WASHINGTON ARMS CONDOMINIUM TRUST against ALFRED E. ROGERS establishing a lien pursuant to M.G.L.c.183A, Section 6 on the real estate known as UNIT #9, 5140 WASHINGTON STREET, WEST ROXBURY, MA 02132 of The 5140 WASHINGTON ARMS CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 1:00 P.M. ON THE 12th DAY OF NOVEMBER, 2024, AT UNIT 9, 5140 WASHINGTON STREET, WEST ROXBURY, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit 9 (“Unit”) located at Washington Street and Edgemere Road, Boston, Massachusetts, a Unit in the condominium located on Washington Street and Edgemere Road, Boston, Massachusetts, known as 5140 Washington Arms Condominium, (“Condominium”), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, (“Chapter 183A”), by Master Deed dated June 4, 1981 and recorded with the Suffolk District Registry of Deeds on June 15, 1981 in Book 9772, Page 50 (hereinafter referred to as “Master Deed”), as amended.

Unit is conveyed together with the following:

An undivided 3.013 percentage interest appertaining to Unit in the common areas and facilities of said Condominium: and .053% of which is attributable to each parking space appurtenant to said Unit as described in the following paragraph numbered 2.

The exclusive right and easement to use one undesignated parking space as shown on the Site Plan of the Condominium recorded with the Master Deed in the Suffolk District Registry of Deeds.

The Unit contains 639 square feet approximately and is laid out as shown on a plan recorded with said Deeds in Book 9806, Page 594, and affixed to which is the verified statement of a registered architect, certifying that the plan shown the unit designation of the Unit hereby conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit, its location, dimensions, approximated area, entrance, and immediate common area to which it has access, “as-built”.

The sale is subject to all restrictions, rules and regulations stated in the

Master Deed and Declaration of Trust of The 5140 Washington Arms  
Condominium

The Unit is intended only for residential purposes.

The Post Office address of this Unit is: 5140 Washington Street, Unit 9,  
West Roxbury, MA 02132.

For Grantor's title see deed to Alfred E. Rogers dated September 7, 2002  
and recorded with the Suffolk County Registry of Deeds in Book 33140,  
Page 75.

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 Mark Einhorn, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

THE 5140 WASHINGTON ARMS  
CONDOMINIUM TRUST,

For the Trustees,  
By its Attorneys

MARCUS, ERRICO, EMMER  
& BROOKS, PC

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Mark Einhorn, Esq.  
BBO#655874  
45 Braintree Hill Office Park, Suite 107  
Braintree, MA 02184  
(781) 843-5000

Dated: \_\_\_\_\_