

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Suffolk Superior Court (Docket No. 2484CV00600), in favor of TRUSTEES OF THE TWENTY-ONE BEACON CONDOMINIUM TRUST against VICTORIA SAVAGE, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #6H, 19, 21, 21A AND 23 BEACON STREET AND 146, 148, 150 AND 152 BOWDOIN STREET of the TWENTY-ONE BEACON CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 1:00 O'CLOCK P.M. ON THE 19TH DAY OF DECEMBER, A.D. 2024, AT UNIT 6H, 21 BEACON STREET, BOSTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. 6H (the Unit) in a condominium which is known as the Twenty-One Beacon Condominium consisting of property having a post office address at 19, 21, 21A and 23 Beacon Street and 146, 148, 150 and 152 Bowdoin Street, Boston, Massachusetts and which was created pursuant to and in accordance with Chapter 183A of the General Laws of Massachusetts by a Master Deed, dated January 14, 1982, and recorded in the Suffolk County Registry of Deeds (the Registry) in Book 9898, Page 299, on January 18, 1982, as amended by First Amendment to and Restatement of Master Deed, dated June 1, 1983 and by a Second Amendment to Master Deed dated November 29, 1983 and recorded in the Registry in Book 10666, Page 1.

The Unit contains 929 square feet of building area, more or less. The Unit is conveyed together with a 1.0424% undivided interest in the Common Areas and Facilities, as defined and described in the Master Deed. The Unit is subject to and has the benefit of all applicable provisions contained in the Master Deed and in the Declaration of Trust (including By-Laws) of the Twenty-One Beacon Condominium Trust, dated January 14, 1982, and recorded in the Registry in Book 9898, Page 331, as amended by a First Amendment to and Restatement of Declaration of Trust, dated June 1, 1983 and recorded in the Registry in Book 10387, Page 292 and the rules and regulations from time to time adopted thereunder by Trust, including without limitation, the provisions for assessment of common expenses.

The Unit is intended to be used in accordance with the provisions and designations set forth in Section 8 of the Master Deed, which are hereby incorporated by reference. The Unit is conveyed with the rights of exclusive use, if any, set forth in Section 10, and subject to the restrictions on use contained in Section 9 of the Master Deed which are hereby incorporated by reference.

The grantee hereunder is acquiring the Unit with the benefit of, and subject to, the provisions of Chapter 183A of the General Laws of Massachusetts relating to condominiums, as that statute is written as of the date hereof and as if may in the future be amended.

Subject to the conditions, restrictions and easements contained in a deed dated December 11, 1984 and recorded at the Registry at Book 11306, Page 191.

For Grantor's title see deed to VICTORIA SAVAGE dated July 24, 1997 and recorded with the Bristol County North District Registry of Deeds in Book 21606, Page 89.

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

TWENTY-ONE BEACON CONDOMINIUM
TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
BBO#567289
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____