

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Somerville District Court (Docket No. 2410CV00231), in favor of TRUSTEES OF THE LOWELL HOUSE CONDOMINIUM TRUST against WEI XUE AND SIHAN ZHAO establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #301-22, 301 LOWELL AVENUE of the LOWELL HOUSE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 24TH DAY OF JANUARY, A.D. 2025, AT UNIT 301-22, 301 LOWELL AVENUE, SOMERVILLE, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

POST OFFICE ADDRESS: 301 Lowell Avenue, Unit 22, Somerville, MA
02145

UNIT: 301-22

The UNIT is conveyed together with an undivided PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium, as described in the Master Deed; (b) in the Condominium Declaration of Trust recorded with the said Master Deed as may be amended of record; and (c) with any exclusive rights, benefits and easements appurtenant to the UNIT described in the Master Deed and other instruments of record, including without limitation, exclusive rights and easements as set forth in the Master Deed, including the exclusive use of Parking Space 301-22.

The UNIT is laid out as shown on the plans recorded with the Master Deed and to which plan is affixed the verified statement required by Massachusetts General Laws, Chapter 183A, Section 9.

The GRANTEE acquires the UNIT subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L. Chapter 183A, the Master Deed and Condominium Trust referred to above and any by-laws and rules and regulations from time to time adopted thereunder.

For Grantor's title see deed to WEI XUE and SIHAN ZHAO dated July 16, 2023 and recorded with the Middlesex South District Registry of Deeds in Book 81836, Page 116.

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.

LOWELL HOUSE 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: _____