

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

By virtue of a Judgment and Order of the Norfolk Superior Court (Civil Action No. 2382CV00807), in favor of Whittemore Mills Condominium Association, Inc., against Jin Song Zheng, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 315 of the Whittemore Mills Condominium with a street address of 21 Linden Street, Unit 315, Quincy, MA 02170 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 1:00 p.m. on December 20, 2024, at 21 Linden Street, Unit 315, Quincy, MA 02170. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The property situated in Quincy, County of Norfolk, and the Commonwealth of Massachusetts, and known and designated as Unit 315 in the condominium known as Whittemore Mills Condominium created by a Master Deed dated August 14, 1987 recorded on August 20, 1987 in Norfolk County Registry of Deeds as Document No. 529342 as amended of recorded. Said Unit has a post office address of Unit 315, 21 Linden Street, Quincy, MA 02169.

The Unit is conveyed together with an undivided interest in the common areas and facilities, as defined and described in the Master Deed, as amended. The Unit is subject to and has the benefit of all applicable provisions contained in the Master Deed, as amended, and in the Condominium By-Laws of the Whittemore Mills Condominium Association duly recorded, as amended of record, the rules and regulations from time to time adopted hereunder by the Whittemore Mills Condominium Association including without limitation the provisions for assessment, expenses and all provisions contained in the first Unit Deed of said Unit, as well as provisions of Massachusetts General Laws Chapter 183A.

The Unit is laid out as shown on plans filed with said Master Deed a portion of which is recorded with the first Unit Deed of said Unit and to which is affixed a verified statement in form provided in M.G.L. C. 183A Sec. 9.

Said property is conveyed together with the exclusive right to use the parking space(s) and/or storage space(s), if any, as referred to in the first Unit Deed of said Unit.

Unit to be used for residential purposes only.

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 certified or bank check in the amount of \$5,000.00 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. This is Registered Land which may require additional approvals from the Registry of Deeds and/or Land Court for the approval of all documents.
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 Erik Shaughnessy, Mirrione, Shaughnessy & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169, (508) 510-5727.

WHITTEMORE MILLS CONDOMINIUM
ASSOCIATION, INC.,
By its attorneys