

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

By virtue of a Judgment and Order of the Boston Municipal Court – Central Division (Civil Action No. 2401CV001113) in favor of the Board of Trustees of the 528 Tremont Street Condominium Trust against Santa Fe Styling Co., Inc. et al., establishing a lien on the real estate known as Unit 1 of the 528 Tremont Street Condominium with a street address of 528 Tremont Street, Unit 1, Boston, Suffolk County, Massachusetts 02116 for the purpose of satisfying such lien, the real estate is scheduled for public auction commencing at 1:00pm on April 23, 2025 at 528 Tremont Street, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The land in Boston, Suffolk County, Massachusetts

ALL that certain premises and proportionate interest in and to the 528 Tremont Street Condominium, a Condominium in Boston, Suffolk County, Massachusetts, more particularly described as follows: Unit 1, of the 528 Tremont Street Condominium together with an undivided 22,5 percent interest in the common elements as established in the Master Deed, dated January 5, 1998 and recorded with Suffolk Deeds Book 22064 Page 296. For title, see Deed recorded with Suffolk Deeds in Book 8064, Page 113.

CONDOMINIUM UNIT DEED

Unit 1,
Of 528 Tremont Street Condominium
Created by Master Deed, dated January 5, 1998 and recorded, Suffolk Deeds, Book 22064, Page 296 and filed on January 9, 1998 with Suffolk Registry, District of Suffolk County at Boston Massachusetts.

The Post Office Address of the Condominium is: 528 Tremont Street, Unit 1, Boston, Massachusetts 02116.

Included in the conveyance is:

The unit conveyed is laid out as shown on a plan filed herewith, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in M.G.L. Chapter 183A, the Master Deed and the By-Laws filed therewith.

This Unit of the Condominium is intended for commercial purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder, in the common areas and the facilities is: All that certain premises and proportionate interest in and to the 528 Tremont Street Condominium, a condominium in Boston, Suffolk County, Massachusetts, more particularly described as follows: Unit 1, of the 528 Tremont Street Condominium, together with an undivided 22.5% percent interest in the common elements as established in the Master Deed dated January 5, 1998 and recorded with Suffolk Deeds Book 22064, Page 296. For title see deed recorded with Suffolk County Registry of Deeds in Book 8064, Page 113.

For title, see Massachusetts Condominium Unit Deed to Santa Fe Styling Co., Inc. dated January 27, 1999 and recorded with Suffolk County Registry of Deeds in Book 23378, Page 282.

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 check or bank check in the amount of \$10,000.00 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 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 Paul J. Barresi, 149 Birchwood Road, Hanover, MA 02339, (781) 724-8756.

528 TREMONT STREET CONDOMINIUM TRUST,
By its Board of Trustees