

Substituted by the House, on motion of Mr. Brownell of Quincy, for a bill with the same title (House, No. 3927). June 29.

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**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Eighty-Seven.

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AN ACT RELATIVE TO FORECLOSURE OF CERTAIN LIENS.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Section 6 of chapter 183A of the General Laws,  
2 as appearing in the 1984 Official Edition, is hereby amended by  
3 striking out paragraph (c) and inserting in place thereof the  
4 following paragraph: —

5 (c) The unit owner's share of the common expenses shall  
6 constitute a lien upon his unit and shall be enforced in the manner  
7 provided in sections five and five A of chapter two hundred and  
8 fifty-four. Such lien shall have priority over all other liens, except  
9 municipal liens and first mortgages of record.

1 SECTION 2. Section 5 of chapter 254 of the General Laws,  
2 as so appearing, is hereby amended by striking out the first  
3 sentence and inserting in place thereof the following sentence: —  
4 A lien upon land for the erection, alteration, repair or removal  
5 of a building or other structure or a lien established under section  
6 seventy-six of chapter sixty-three, or under section six of chapter  
7 one hundred and eighty-three A shall be enforced by a civil action  
8 brought in the superior court for the county where the land lies  
9 or in the district court in the judicial district where the land lies.

1 SECTION 3. Said chapter 254 is hereby amended by inserting  
2 after said section 5 the following section: —

3 Section 5A. When the amount of a lien under section six of  
4 chapter one hundred and eighty-three A has been established by  
5 a court, the court shall enter an order authorizing the sale of the



42 A notice of sale in the above form, published in accordance  
43 herewith together with such other or further notice, if any, as is  
44 required by the court, shall be a sufficient notice of the sale and  
45 the premises shall be deemed to have been sold, and the deed  
46 thereunder shall convey the premises, subject to and with the  
47 benefit of all restrictions, easements, improvements, outstanding  
48 tax titles, municipal or other public taxes, assessments, liens or  
49 claims in the nature of liens, and existing encumbrances of record  
50 created prior to the filing of the complaint, whether or not  
51 reference to such restrictions, easements, improvements, liens or  
52 encumbrances is made in the deed; but no purchaser at the sale  
53 shall be bound to complete the purchase if there are encumbran-  
54 ces, other than those included in the notice of sale, which are not  
55 stated at the sale and included in the auctioneer's contract with  
56 the purchaser.

57 The person or entity selling, or their attorney, may cause a copy  
58 of the notice and his affidavit, stating that the requirements of  
59 the court order and of this section have in all respects been  
60 complied with, to be recorded in the registry of deeds or land  
61 registration office for the county or district where the land lies,  
62 with a note of reference thereto on the margin of the record of  
63 the complaint previously recorded, and such affidavit or a certified  
64 copy of the record thereof shall be admitted as evidence that the  
65 sale was duly executed.

The first part of the document discusses the general principles of the proposed system, which is designed to be both efficient and economical. It is intended to provide a comprehensive overview of the various components and their interactions.

The second part of the document details the specific implementation of the system, including the various stages and processes involved. This section provides a clear and concise description of the system's architecture and its operational requirements.

The third part of the document discusses the various advantages and benefits of the proposed system, as well as the potential challenges and risks associated with its implementation. This section provides a balanced and objective assessment of the system's overall value and potential.

The fourth part of the document provides a detailed description of the various components and their functions, as well as the specific requirements for their installation and operation. This section is intended to provide a clear and concise guide for anyone responsible for the system's implementation.

The fifth part of the document discusses the various methods and techniques used to evaluate the system's performance and effectiveness, as well as the various factors that can influence its overall success. This section provides a comprehensive overview of the system's evaluation and optimization process.

The sixth part of the document provides a detailed description of the various components and their functions, as well as the specific requirements for their installation and operation. This section is intended to provide a clear and concise guide for anyone responsible for the system's implementation.

The seventh part of the document discusses the various methods and techniques used to evaluate the system's performance and effectiveness, as well as the various factors that can influence its overall success. This section provides a comprehensive overview of the system's evaluation and optimization process.

The eighth part of the document provides a detailed description of the various components and their functions, as well as the specific requirements for their installation and operation. This section is intended to provide a clear and concise guide for anyone responsible for the system's implementation.

The ninth part of the document discusses the various methods and techniques used to evaluate the system's performance and effectiveness, as well as the various factors that can influence its overall success. This section provides a comprehensive overview of the system's evaluation and optimization process.

The tenth part of the document provides a detailed description of the various components and their functions, as well as the specific requirements for their installation and operation. This section is intended to provide a clear and concise guide for anyone responsible for the system's implementation.