

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Plymouth District Court (Docket No. 2259CV134), in favor of BOARD OF MANAGERS OF THE BAY FARM TOWNHOUSE CONDOMINIUM I ASSOCIATION against EVANTHIA NASSIOS establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #4E, 70 PARKS STREET, DUXBURY, MA of the BAY FARM TOWNHOUSE CONDOMINIUM I for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK AM ON THE 14<sup>TH</sup> DAY OF APRIL, A.D. 2023, AT UNIT 4E, 70 PARKS STREET, DUXBURY, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The unit known as Unit 4E (aka Unit 4) in the Bay Farm Townhouse Condominium I located in the building known as and numbered 70 Parks Street in Duxbury, Plymouth County, Massachusetts, a condominium established pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated March 24, 1987, recorded with Plymouth County Registry of Deeds in Book 7574, Page 287, as amended. The unit is shown on the floor plans of the Building recorded with the Master Deed to which is affixed the verified statement of a registered architect in the form required by Section 9 of the Condominium Law. The Declaration of Trust of the Bay Farm Townhouse Condominium I Association is recorded with said Deeds in Book 7574, Page 297, as may be amended and the Rules and Regulations and/or By-Laws adopted pursuant thereto are recorded with the Master Deed.

The Unit is to be used only for residential purposes.

The unit is conveyed together with:

1. An undivided 4.6% percentage interest appertaining to said Unit in the common areas and facilities of said Condominium, attributable to the Unit.
2. The benefit of and subject to easement, restrictions and agreements, contained in said Master Deed, Condominium Trust, Rules and Regulations and/or By-Laws, and in the Unit Deed.
3. The exclusive right to use the terrace/deck adjacent to the Unit as shown on the condominium plans filed with said Master Deed as Plan 314 of 1987 in Plan Book 28, Page 897.

4. The exclusive right to use the garage parking space bearing the same unit number as the Unit conveyed herein as shown on a plan entitled, "Site Plan of Bay Farm Townhouse Condominium I in Duxbury, Mass." Dated January 30, 1987 by Norwood Engineering Co., Inc. and recorded with Plymouth Deeds as Plan 313 of 1987 in Plan Book 28, Page 896.

Said premises being known and numbered as 70 Parks Street, Unit 4, Duxbury, MA formerly known as Unit 4-E, 101-121 Parks Street, Duxbury, MA.

Said premises are conveyed subject to and with the benefit of restrictions and easements of record, if any there be, insofar as the same are now in force and applicable.

For Grantor's title see deed to EVANTHIA NASSIOS dated September 19, 2018 and recorded with the Plymouth County Registry of Deeds in Book 50321, Page 318.

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 William F. Thompson, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

BOARD OF MANAGERS OF BAY FARM  
TOWNHOUSE CONDOMINIUM I  
ASSOCIATION,

For the Trustees,  
By its Attorneys

MARCUS, ERRICO, EMMER  
& BROOKS, PC

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William F Thompson, Esq.  
BBO#664790  
45 Braintree Hill Office Park, Suite 107  
Braintree, MA 02184  
(781) 843-5000

Dated: \_\_\_\_\_