

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. 2459CV00536), in favor of TRUSTEES OF THE PILGRIM TRAILS CONDOMINIUM TRUST against PATRICK MANNING, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #A-21, 1801 OCEAN STREET of the PILGRIM TRAILS CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK A.M. ON THE 20TH DAY OF JUNE, 2025, AT UNIT A-21, 1801 OCEAN STREET, MARSHFIELD, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Unit known as Unit No. A-21 (the "Unit") located at 1801 Ocean Street, ("Buildings") in Marshfield, Plymouth County, Massachusetts, in Pilgrim Trails Condominium (the "Condominium"), a condominium established by the Grantor pursuant to Massachusetts General Laws, Chapter 183A, Master Deed dated December 13, 1982, recorded with Plymouth County Registry of Deeds in Book 5263, Page 65, on December 16, 1982, as restated and amended by Instrument dated March 14, 1986 and recorded in said Deeds on April 10, 1986 in Book 6695, Page 171, (the "Master Deed"), which Unit is shown on the floor plans of the buildings filed simultaneously with said Master Deed in said Deeds and on the copy of the portion of said plans, recorded at the Plymouth County Registry of Deeds in Plan Book 17, Page 917, Books 23, Page 422, attached to the first Unit Deed of said Unit, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A, and recorded at the Plymouth County Registry of Deeds in Book 6814, Page 302.

Subject to and with the benefit of an undivided percentage interest in the common areas and facilities described in said Master Deed dated December 13, 1982, and recorded at the Plymouth County Registry of Deeds in Book 5263, Page 65.

Subject to an easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements now existing of which may come into existence as a result of settling of the Building, alteration or repair to the Common Elements made by or with the consent of the Trustees of the Pilgrim Trails Condominium Trust as a result of repair or restoration of the Building or a Unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

Subject to an easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving the Unit.

Subject to an easement for the exclusive use of parking space 25 as shown on the site plan recorded with the Master Deed

Subject to the provisions of the Master Deed, By-Laws and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instruments recorded in Plymouth County Registry of Deeds, which provisions, together with any amendment thereto, shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, his family, servants and visitors, as though such provisions were recited and stipulated at length herein.

The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence of the Owner thereof or his permitted lessees and the members of their immediate families, or for no more than two persons unrelated by blood or marriage.

This deed also releases any and all homestead rights created either automatically by operation of law or by a written declaration that is recorded. The undersigned certifies under oath that there are no parties entitled to an estate of homestead in the Premises.

For Grantor's title see deed to PATRICK MANNING dated November 10, 2021 and recorded with the Plymouth Registry of Deeds in Book 56115, Page 154.

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.

PILGRIM TRAILS 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: _____