

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the HINGHAM District Court (Docket No. 2458CV000349), in favor of TRUSTEES OF THE HORIZONS AT PARAGON PARK CONDOMINIUM TRUST against ANNE TOBIN, TRUSTEE OF THE JOSEPH M. GLENNON NOMINEE TRUST establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #310, 9-11 PARK AVENUE of the HORIZONS AT PARAGON PARK 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 22ND DAY OF OCTOBER, A.D. 2025, AT UNIT 310, 9-11 PARK AVENUE, HULL, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Unit known as Unite 310 in The Horizons at Paragon Park Condominium in the Town of Hull, Plymouth County, Commonwealth of Massachusetts, created pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated December 14, 1987, recorded with Plymouth County Registry of Deeds, Book 8184, Page 181, as amended by instruments duly recorded, which unit is shown on the floor plans recorded simultaneously with said Master Deed and on the copy of the portion of said plans attached to the Unit Deed for the above noted Unit and made a part thereof, to which is affixed the verified statement of a registered land surveyor in the form required by Section 9 of said Chapter 183A, with a 1.1755 percentage interest in Common Areas, appurtenant thereto in the common areas and facilities of the Condominium described in said Master Deed.

The Unit is conveyed with exclusive right and easement to use Parking Space #4.

Said premises are conveyed subject to and with the benefit of easements, restrictions, reservations and rights of way of record so far as the same are now in force and applicable.

Grantee acquires said Unit with the benefit of and subject to the provisions of Chapter 183A and 183B of the General Laws of Massachusetts relating to condominiums, in force as of the date hereof and as amended from time to time hereafter.

For Grantor's title see deed to JOSEPH M. GLENNON, TRUSTEE OF THE JOSEPH M. GLENNON NOMINEE TRUST u/d/t dated November 6, 2020 and recorded with the Plymouth County Registry of Deeds in Book 53851, Page 5 and Resignation of Trustee and Acceptance of Successor Trustee dated November 23, 2021 and recorded with the Plymouth

Registry of Deeds in Book 56101, Page 113.

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.

TRUSTEES OF THE HORIZONS AT PARAGON
PARK 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: _____