

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE
UNDER M.G.L. C.183A §6

By virtue of Judgment and Order of Brockton District Court (Docket No. 2515CV002653), in favor of Trustees of Times Building Condominium Trust against Chase Nickerson establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 7 Main Street, Unit 205, Brockton, MA 02301 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 10:00 am., August 7th, AT UNIT 205, 7 Main Street, Unit 205, Brockton, MA 02301. The premises to be sold are more particularly described as follows:

Unit No. 205 of The Times Building Condominium created by Master Deed dated March 14, 2005 and filed on May 23, 2005 with the Registry of Plymouth County of the Land Court as Document No. 586487 noted on Certificate of Title No. 72793.

The Post Office Address of the Condominium is: One Main Street, Brockton, Massachusetts, 02301.

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 G.L. c. 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units is intended for residential 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 facilities is 5.4947%.

Along with parking space #14 as described in the Master Deed recorded as Document #586487.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand Dollars (\$5,000.00) 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 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.

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 Lisa T. Lam, Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

Trustees of Times Building
Condominium Trust
By their Attorneys

ALLCOCK & MARCUS, LLC

/s/ Lisa T. Lam

Lisa T. Lam, Esq.
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Dated: July 7, 2026