

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

By virtue of a Judgment and Order of the Taunton District Court (Docket No. 2531CV000473) in favor of the Trustees of the Governor Winthrop Condominium Trust ("Condominium Trust") against Luann Corriea and Alexander Buzzee, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as 173 Highland Street, Unit No. 102, Taunton, Massachusetts 02780, for the purpose of satisfying said lien, the real estate will be sold at Public Auction commencing at 2:00 p.m. on August 24, 2026, at 173 Highland Street, Unit 102, Taunton, Massachusetts 02780. The real estate to be sold is more particularly described as follows:

DESCRIPTION:

Unit No. 102, Building 173 (the "Unit") of the Governor Winthrop Condominium (the "Condominium") created pursuant to Master Deed dated April 15, 1986, and recorded with Bristol County Northern District Registry of Deeds on April 15, 1986, at Book 2973, Page 33, which Unit is shown on the Floor Plans filed with said Master Deed, to which is affixed a verified statement in the form required by chapter 183A, Section 9 of the General Laws.

The Unit is conveyed together with an undivided 2.37 percentage interest in the common areas and facilities described in said Master Deed and in the By-Laws of the Governor Winthrop Condominium Trust, recorded with the Bristol County Northern District Registry of Deeds at Book 2973, Page 52, the organization of unit owners through which the Condominium is managed and regulated.

The Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, easements, agreements, restrictions, and covenants of the Condominium, as set forth in said Master Deed and Floor Plans; the By-laws of the Governor Winthrop Condominium Trust recorded with said Master Deed; and real taxes not yet due and payable as of the date hereof.

For title see Fiduciary Deed to Luann Corriea and Alexander Buzzee dated November 5, 2024, and recorded with the Bristol County Northern District Registry of Deeds in Book 29094, Page 202.

In the event of a typographical error or omission contained in this publication, the description of the real estate contained in said Fiduciary Deed shall control.

TERMS OF SALE:

1. A non-refundable deposit payable by certified check or by bank check in the amount of TEN THOUSAND DOLLARS (\$10,000.00) shall be payable at the time and place of the Auction.
2. The balance of the purchase price is to be paid to the Condominium Trust by certified check or by bank check within thirty (30) days from the date 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 from the date of the Auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessment liens or claims in the nature or liens or encumbrances is made in the Auctioneer's Release Deed.
4. Additionally, and not by way of limitation, the sale or the real estate 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 real estate taxes, which may be due and outstanding.
6. The successful bidder shall pay the future condominium common charges (including any special assessment installments that become due), 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 real estate or the Condominium. The real estate shall be sold "as is."
9. Other terms, if any, shall be announced at the Auction.
10. This Auction is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the Condominium Trust's counsel, Christopher O'Connor, Moriarty Bielan & Gamache LLC, 859 Willard Street, Suite 440, Quincy, Massachusetts 02169, (781) 817-4900.

Governor Winthrop Condominium Trust
By its Board of Trustees