

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. 2359CV000600), in favor of TRUSTEES OF THE HIGHLANDS AT OCEAN POINT CONDOMINIUM TRUST against KVV-TGW LLC establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #3006, 30 HIGHLAND TERRACE of THE HIGHLANDS AT OCEAN POINT CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK AM ON THE 30th DAY OF JULY, A.D. 2024, AT UNIT 3006, 30 HIGHLAND TERRACE, PLYMOUTH, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

That certain condominium unit in Plymouth, Plymouth County, Massachusetts, designated as follows:

Unit 3006 in the condominium located at 30 Highland Terrace in Plymouth, Plymouth County, Massachusetts, known as The Highlands at Ocean Point Condominium created by Master Deed dated April 18, 1990 and filed on May 10, 1990 with the Plymouth County Registry District of the Land Court as Document No. 310855 and indicated on the Condominium Site Plan filed with Document No. 411773, all being noted on Master Condominium Certificate of Title NO. C-33.

The Unit is conveyed together with a percentage interest in the condominium common elements, is intended for residential use and is subject to and together with the benefit of all easements, restrictions and covenants of record, including without limitation the terms and provisions of M.G.L. Chapter 183A, the Master Deed referred to above, and the Condominium Trust filed as Document No. 310856.

PROPERTY ADDRESS: 30 Highland Terrace, Unit 3006, Plymouth, MA 02360

For Grantor's title see deed to KVV-TGW LLC dated November 28, 2018 and filed with the Plymouth County Registry District of the Land Court as Document No. 779030, Certificate No. C33-224.

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.

THE HIGHLANDS AT OCEAN POINT
CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys

MARCUS, ERRICO, EMMER
& BROOKS, PC

Pamela M. Jonah, Esq.
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45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____