

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Brockton District Court (Docket No. 2415CV001617), in favor of TRUSTEES OF THE GABLES CONDOMINIUM TRUST against TERUO TAKAHASHI establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #HAM-610, 610 HAMPTON WAY of THE GABLES CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK AM ON THE 25th DAY OF APRIL, A.D. 2025, AT UNIT HAM-610, 610 HAMPTON WAY, ABINGTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. HAM-610 of The Gables Condominium (the "Condominium"), a condominium located on the easterly side of North Quincy Street in Abington, Plymouth County, Massachusetts, said Condominium being established pursuant to the provisions of Massachusetts General Laws Chapter 183A and created by a Master Deed dated January 21, 2003, and recorded on April 28, 2003 with the Plymouth County Registry of Deeds in Book 24944, Page 65, as may be amended from time to time (the "Master Deed").

The Post Office Address of the property is: 610 Hampton Way, Abington, Massachusetts. Included in this conveyance is the exclusive right and easement to utilize the parking space(s) designated for use in connection with Unit HAM-610, as shown on the plan entitled "Condominium As Built Master Plan Phase IV b 'The Gables' 600 Hampton Way March 29, 2007 and recorded with Plymouth County Registry of Deeds as Plan 199 of 2007, and also the exclusive right and easement to use the exterior deck area immediately adjacent to the Unit, all in accordance with the Master Deed and By-Laws of the Condominium.

The unit conveyed is laid out as shown on a plan attached hereto, 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 M.G.L. Ch. 183A, sec 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 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 0.6011%.

For Grantor's title see deed to TERUO TAKAHASHI dated April 2, 2007 and recorded with the Plymouth Registry of Deeds in Book 34600, Page 281.

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 GABLES 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: _____