

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of the Lynn District Court (Docket No. 2013CV612), in favor of TRUSTEES OF THE CHANCERY COURT CONDOMINIUM TRUST against ANA M. LI establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #404, 12 CHANCERY COURT of the CHANCERY COURT CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK AM ON THE 29<sup>TH</sup> DAY OF AUGUST, A.D. 2024, AT UNIT 404, 12 CHANCERY COURT, LYNN, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Condominium Unit No. 404, of that certain condominium known as Chancery Court Condominium, situated in Lynn, Essex County, Massachusetts, created by Master Deed dated February 16, 1988, recorded with Essex South District Deeds on February 17, 1988, Book 9399, Page 299, together with the percentage interest in the common areas and facilities of said condominium appertaining to said Unit as provided for in said Master Deed.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING  
ENCUMBRANCES:

1. The provisions of Massachusetts General Laws, Chapter 183A, easements, restrictions, covenants, reservations, terms and conditions contained or referred to in said Master Deed together with the Bylaws contained in an Instrument creating and governing the unit owner's association of the Chancery Court Condominium dated February 16, 1988, recorded with said Deeds, Book 9399, Page 314.

Subject to easement and restrictions of record insofar as the same may in force and applicable.

This deed is given in the usual course of the grantor's business and is not a conveyance of all or substantially all of the grantor's assets in Massachusetts.

For Grantor's title see deed to ANA M. LI dated April 14, 1992 and recorded with the Essex South County Registry of Deeds in Book 11243, Page 482.

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 William F. Thompson, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

CHANCERY COURT CONDOMINIUM  
TRUST,

For the Trustees,  
By its Attorneys

MARCUS, ERRICO, EMMER  
& BROOKS, PC

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William F Thompson, Esq.  
BBO#664790  
45 Braintree Hill Office Park, Suite 107  
Braintree, MA 02184  
(781) 843-5000

Dated: \_\_\_\_\_