

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. 2315CV0496), in favor of TRUSTEES OF CHATEAUX WESTGATE CONDOMINIUM TRUST against ALEX LOK PUI LAI and ELSA SIU YU WOO establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #117-9, 117 OAK LANE of the CHATEAUX WESTGATE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK A.M. ON THE 6<sup>TH</sup> DAY OF OCTOBER, A.D. 2023, AT UNIT 117-9, 117 OAK LANE, BROCKTON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

That certain condominium unit known as Unit No. 117-9 in the Chateaux Westgate Condominium being created by Master Deed dated July 30, 1981 and recorded in Plymouth Deeds at Book 5035, Page 75 together with the undivided percentage interest in the common areas and facilities of said condominium pursuant to Massachusetts General Laws Chapter 183A.

Also, conveyed with the benefit of the Chateaux Westgate Condominium Trust recorded in Plymouth Deeds at Book 5035, Page 107.

The Unit is intended for Residential purposes only.

The Post Office Address of the Unit is 117 Oak Lane, Unit 117-9, Brockton, MA 02301.

For Grantor's title see deed to ALEX LOK PUI LAI and ELSA SIU YU WOO dated September 27, 2002 and recorded with the Plymouth County Registry of Deeds in Book 23011, Page 237.

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.

CHATEAUX WESTGATE CONDOMINIUM  
TRUST,

For the Trustees,  
By its Attorneys

MARCUS, ERRICO, EMMER  
& BROOKS, PC

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Pamela M. Jonah, Esq.  
BBO#567289  
45 Braintree Hill Office Park, Suite 107  
Braintree, MA 02184  
(781) 843-5000

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