

SALE OF REAL ESTATE

By virtue of the Judgment and Order of the Boston Municipal Court (Docket # 2201CV1227) in favor of the Trustees of the Courtyard at King Square Condominium Trust against Walter Yoke Fung Wong and Chung H. Wong, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as Unit 17 at 336 Adams Street, Dorchester, Suffolk County, Massachusetts (“Unit”) by the Trustees of the Courtyard at King Square Condominium Trust (“Condominium”), for the purpose of satisfying such lien, the same will be sold at a public auction sale at **11:00 a.m. on Tuesday, March 21, 2023** at the subject Unit. The Unit to be sold is more particularly described as follows:

The Unit is in that condominium known as Courtyard at King Square Condominium Trust, established under Declaration of Trust and pursuant to Master Deed, each dated January 30, 1990, and recorded at Suffolk County Registry of Deeds (“Registry of Deeds”), at Book 16094, Pages 001 and 020, respectively, together with said Unit’s undivided interest in the common area and facilities as described in said Master Deed.

The post office address of the Condominium is 336 Adams Street, Dorchester, Massachusetts. The Unit and the Condominium are subject to the provisions of Massachusetts General Laws Chapter 183A.

The Unit hereby conveyed is shown on the plans of the building filed simultaneously with the Master Deed with said Deed, a copy of a portion of which plans are attached to the first Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of M.G.L. Chapter 183A, as amended; (2) the provisions and matters as set forth in the Master Deed, as amended; (3) the provisions and matters as set forth in the first unit deed and floor plans recorded therewith; and (4) the provisions of said Declaration of Trust of the Condominium, as amended.

Said Unit is conveyed together with the right of easements appurtenant to said Unit as described in the Master Deed.

Being all and the same premises conveyed by that certain Unit Deed dated November 20, 2009, sealed, delivered, and recorded at the Suffolk County Registry of Deeds at Book 45827, Page 221.

The Unit is to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water bills, municipal liens and assessments, common area charges, and all other claims in the nature of liens, having priority over the said Judgment, if any there be.

No representation is or shall be made as to any mortgages, liens, encumbrances, or the condition

of the subject Unit.

TERMS OF SALE: A non-refundable deposit of Five Thousand (\$5,000.00) Dollars shall be required to be made payable to Courtyard At King Square Condominium Trust in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid to Courtyard At King Square Condominium Trust, in cash, by certified check, or by Bank Cashier's check in or within thirty (30) days from the date of sale to be held in escrow until delivery of the deed.

Other terms, if any, to be announced at the sale.

Trustees of the Courtyard At King Square
Condominium Trust
By their Attorney,

Howard S. Goldman
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Dated: February 8, 2023