

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

By virtue of a Judgment and Order of the District Court (Civil Action No. 2325 CV 443) in favor of the Trustees of the Bayberry Village Condominium Trust against George B. Cavanaugh, Successor Trustee of the Mary K. Chapman Living Trust dated March 10, 1999, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit E-6, of the Bayberry Village Condominium, with a street address of 55 Old Colony Way, Unit E-6, Orleans, Barnstable County, Massachusetts, for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 1:00 p.m. on April 3, 2025 at 55 Old Colony Way, Orleans, Barnstable County, Massachusetts. The premises to be sold is more particularly described as follows:

DESCRIPTION:

Unit No. E-6 of Bayberry Village Condominium created by Master Deed dated May 24, 1983 and filed with the Barnstable Registry District of Barnstable County of the Land Court as Document No. 313504 and as noted on Certificate of Title No. C154.

For Title see transfer Memorandum of Unit Ownership C 154-E-6.

The Post Office Address of the Condominium is: 55 Old Colony Way, Orleans, MA 02653

Unit E-6, Condominium Plan No. 38153B-1.

The unit conveyed is laid out as shown on a plan filed with Document No. 690658 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 G.L.c. 183A, § 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L.c. 183A, the Master Deed and the By-Laws filed therewith.

For Declaration of Trust, See Document No. 313505, and amendments of record.

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 2.3880%

For title see Unit Deed dated March 10, 1999 and recorded with the Barnstable County Registry District of the Land Court as Document No. 759457 as noted on Certificate of Title C154-E-6.

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 \$5,000.00 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 the 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 hereby being satisfied, 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 Laura White Brandow, Moriarty Bielán & Malloy, LLC, One Adams Place, 859 Willard Street, Suite 440, Quincy, MA 02169 (781) 817-4900.

BAYBERRY VILLAGE CONDOMINIUM TRUST
By its Board of Trustees