

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE  
UNDER M.G.L. C.183A §6

By virtue of Judgment and Order of Barnstable Superior Court (Docket No. 2472CV0329), in favor of THE HIDEAWAY VILLAGE CONDOMINIUM against MICHAEL RAFTELIS and PAUL RAFTELIS establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as UNIT #60D, 60D HEAD OF THE BAY ROAD (A/K/A 60D BOG VIEW DRIVE) OF THE HIDEAWAY VILLAGE CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 A.M., MAY 29, 2025, AT UNIT 60D, 60D HEAD OF THE BAY ROAD, BUZZARDS BAY, MASSACHUSETTS (A/K/A 60D BOG VIEW DRIVE, BOURNE, MASSACHUSETTS). The premises to be sold are more particularly described as follows:

Unit Number 60D (the "Unit") of Hideaway Village Condominium (the "Condominium"), created pursuant to an Amended and Restated Master Deed and Declaration of Condominium dated September 19, 1983, and recorded with Barnstable County Registry of Deeds on September 20, 1983, at Book 3870, Pages 191 through 214, inclusive, which Unit is shown on the Plan entitled "Site Plan, Hideaway Village condominium in Bourne, Massachusetts" dated September 16, 1983 and recorded with Barnstable County Registry of Deeds on February 2, 1984 at Plan Book 379, Pages 88 through 95, inclusive, and on the copy of a portion of said Plans attached to the original Unit Deed, to which is affixed a verified statement in the form required by Massachusetts General Laws Chapter 183A, Section 9.

The Unit is conveyed together with the undivided percentage interest in the common areas and facilities described in Exhibit "C" of said Amended and Restated Master Deed and Declaration of Condominium.

The Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A, Massachusetts General Laws; the provisions, easements, agreements, restrictions, and covenants of the Condominium, as set forth in said Amended and Restated Master Deed and Declaration of Condominium and Plans; and the By-Laws of the Hideaway Village Condominium Association, Inc., recorded with Barnstable County Registry of Deeds at Book 3708, Pages 39 through 64, inclusive.

The Post Office Address of the Unit is Head of Bay Road, Buzzards Bay, (Bourne), Massachusetts 02532.

For title see Unit Deed recorded with Barnstable Registry of Deeds in Book 6498, Page 11.

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.
- 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 Sean Tiernan, Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

HIDEAWAY VILLAGE CONDOMINIUM,  
By their Attorneys

ALLCOCK & MARCUS, LLC

*/s/ Sean Tiernan*

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Sean Tiernan, Esq.  
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10 Forbes Road, Suite 400W  
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(781) 781-884-1660

Dated: April 22, 2025