

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of Judgment and Order of Barnstable District Court (Docket No. 2425CV000419), in favor of TRUSTEES OF CAPE CROSSROADS CONDOMINIUM TRUST against LORRAINE C. WU and DENNIS J. BALBONI establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as UNIT #2SB, 800 BEARSES WAY, OF CAPE CROSSROADS CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 1:00 P.M., July 29, 2025, AT UNIT 2SB, 800 BEARSES WAY, HYANNIS, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The Unit at Cape Crossroads Condominium situated in (Hyannis) Barnstable, Barnstable County, Massachusetts designated as follows:

Unit No. 2SB, Building No.2, as described in Master Condominium Certificate of Title No. C33, originally registered March 3, 1976, and in the Master Deed Document No. 204,841 as indicated on Condominium Plan No. 30582-E-1 together with an undivided factional interest in the common areas as set forth in the Master Condominium Certificate and Master Deed as they may be or have been lawfully amended under the provisions of Chapter 183 of the General Laws.

The premises are conveyed subject to and with the benefit of the covenants, easements, reservation and restrictions of the record as set forth in the said Master Condominium Certificate and Master Deed, in so far as the same are in force and applicable.

For title see Unit Deed recorded with Barnstable Land Court Registry of Deeds as Document No. 823622 as noted on Certificate of Title No. C33-2SB.

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.

TRUSTEES OF CAPE CROSSROADS
CONDOMINIUM TRUST,
By their Attorneys

ALLCOCK & MARCUS, LLC

/s/ Sean Tiernan

Sean Tiernan, Esq.
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10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 781-884-1660

Dated: July 2, 2025