

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. 2425CV000008), in favor of GARRY N. BLANK, DAVID NOBLE and LORI BLANK, as the BOARD OF MANAGERS OF THE SANDWICH MEDICAL AND PROFESSIONAL CENTER CONDOMINIUM TRUST against TOLTIN, TORREY AND KOENIG-TOLTIN, MARIANNE establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as UNIT 1A, 449 ROUTE 130, SANDWICH, MA 02563, OF SANDWICH MEDICAL AND PROFESSIONAL CENTER CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 12:00 P.M., August 21, 2025, AT UNIT 1A, 449 ROUTE 130, SANDWICH, MA 02563. The premises to be sold are more particularly described as follows:

Unit No 1A of the Sandwich Medical and Professional Center Condominium (the "Condominium") located in Sandwich, Barnstable County, Massachusetts and established pursuant to Massachusetts General Laws Chapter 183A by a Master Deed dated July 27, 1984, and recorded with the Barnstable Registry of Deeds on August 17, 1984, in Book 4218 Page 165 (the "Master Deed". The unit contains 1,049 square feet and is laid out as shown on a plan recorded with the first deed out at Book 5300 Page 179, which plan is a copy of a portion of the plans filed with the Master Deed, and to which is affixed a verified statement in the form provided in Massachusetts General Laws Chapter 183A, Section 9.

The unit is conveyed together with an undivided 09.227 percent interest in the common areas and facilities of the Condominium described in the Master Deed and in the organization of unit owners known as The Sandwich Medical and Professional Center Condominium Association.

The unit is conveyed subject to and with the benefit of Massachusetts General Laws Chapter 183A, the Master Deed, the By-Laws, the rules and regulations now or hereafter adopted pursuant thereto and all matters of record stated or referred to in the Master Deed and By-laws as completely as if they were fully set forth herein.

For title see Unit Deed recorded with Barnstable Registry of Deeds at Book 5300, Page 179.

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 Dollars (\$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 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 David Lally, 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

A handwritten signature in dark ink, appearing to read "Ellen A. Shapiro", with a long horizontal flourish extending to the right.

Ellen A. Shapiro, Esq.
BBO#454000
10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 781-884-1660

Dated: July 7, 2025