

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. 2425CV000542), in favor of TRUSTEES OF CAPE CROSSROADS CONDOMINIUM TRUST against JAMES MOSCATEL, JR. AND MORTGAGES ELECTRONIC REGISTRATIONS SYSTEMS, INC., AS NOMINEE FOR SECURITY FIRST MORTGAGE FUNDING, LLC establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 800 BEARSE'S WAY, UNIT 2EF, HYANNIS, MASSACHUSETTS 02601 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 A.M., August 13, 2025, AT UNIT 2EF, 800 BEARSE'S WAY, HYANNIS, MASSACHUSETTS 02601. The premises to be sold are more particularly described as follows:

That certain condominium unit in the Cape Crossroads Condominium, in Barnstable (Hyannis), Barnstable County, Massachusetts, created by Master Deed dated January 28, 1976, filed with the Barnstable Registry District of the Land Court as Document No. 204,841, as amended by Amendment No. I of Master Deed dated December 13, 1976, filed with said Land Registration Office as Documents No. 216,084 and as further amended by Amendment II of Master Deed dated August 20, 1977, filed with said Land Registration Office as Document No. 255,601, to wit: containing approximately 845 Square Feet, Unit No. 2EF in Building No. 2 as shown on Land Court Plan No. 30582E-2, situated on Iyannough Road (Route 132) and Bearse's Way, in Barnstable, Massachusetts together with an undivided .570 percent interest appertaining to said Unit in the common areas and facilities of said Condominium and together with the rights and easements appurtenant to said Unit as set forth in said Master Deed and Amendments of said Master Deed.

Said premises are hereby conveyed subject to: (a) the rights and easements referred to in Section 2 of the Master Deed; (b) the provisions of Massachusetts General Laws, Chapter 183S and Master Deed (including, without limitation, the rights and restrictions set forth in Section 12 thereof), Amendment No. I of said Master Deed, Amendment No. II of said Master Deed, the Declaration of Trust of the Cape Crossroads Condominium Trust, dated January 28, 1976, filed with said Land Registration Office as Document No. 204,842, the By-Laws set forth in said Declaration of Trust, and any rules and regulations promulgated thereunder, and the obligations thereunder to pay the proportionate share attributable to said Unit of the common expenses; and (c) such taxes attributable to said Unit for the current year as are not now due and payable, all of which the grantee by acceptance hereof agrees to perform and assume.

Property address: 800 Bearse's Way, Unit 2EF, Hyannis, Massachusetts.

For title, see Certificate of Title No. C33-2EF.

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 Sarah E. Bierman, 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/ Ellen A. Shapiro

Ellen A. Shapiro, Esq.
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10 Forbes Road, Suite 400W
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(781) 781-884-1660

Dated: July 18, 2025