

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. 2425CV000455), in favor of BOARD OF TRUSTEES OF IYANOUGH VILLAGE CONDOMINIUM I TRUST, against CONDOMINIUM UNIT B, BUILDING 10 OF IYANOUGH VILLAGE CONDOMINIUM TRUST and GARY GOMES, Trustee of Dancing Doe Realty Trust and Individually as an Heir to the Estate of Wilhelmina I. Gomes a/k/a Wilhelmina I. Gomes-Twohig, DEBORAH RAE GOMES a/k/a DEBORAH REY, DOROTHY D. CARTER TD BANK.NORTH, NA, as Personal Representative of the Estate of Wilhelmina I. Gomes a/k/a Wilhelmina I. Gomes-Twohig, YARMOUTI-I CITIZEN POLICE ACADEMY, as Devisee of the Last Will and Testament of Wilhelmina I. Gomes, CAPE COD HEALTHCARE FOUNDATION INC., as Devisee of the Last Will and Testament of Wilhelmina I. Gomes, and MTGLQ INVESTORS, LP establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as UNIT 10B, 1029 IYANOUGH ROAD, HYANNIS, MA, for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 2:00 P.M., August 21, 2025, AT UNIT 10B, 1029 IYANOUGH ROAD, HYANNIS, MA. The premises to be sold are more particularly described as follows:

The unit known as Unit B, Building 10, in IY ANOUGH VILLAGES CONDOMINIUM , Barnstable (Hyannis), Barnstable County, MA a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated November 6, 1981, and recorded on November 6, 1981, with the Barnstable County Registry of Deeds in Book 3391, Page 168, as amended the post office address of which unit is Unit BIO, Iyanough Village Condominium, Route 132, Hyannis, MA 02601.

Said unit is conveyed together with the undivided proportionate interest in the common areas and facilities of the property described in said Master Deed ("Common Elements") attributable to said unit, and the rights and easements appurtenant to said unit, as set forth in said Master Deed and the original Unit Deed to said Unit.

Said unit is further conveyed subject to and with the benefit of the provisions of Massachusetts General Laws, Chapter 183A, said Master Deed, the Declaration of Trust of Iyanough Villages Condominium Trust, and any rules and regulations promulgated thereunder, and to all rights, easements, reservations and restrictions of record.

Said unit is intended only for residential purposes except as permitted by Paragraph 7 of the Master Deed.

For title see Deed recorded with the Barnstable Country Registry of Deeds in Book 21108, Page 267.

- 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 Lisa T. Lam, 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.
BBO#454000
10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 781-884-1660

Dated: July 14, 2025