

SALE OF REAL ESTATE

By virtue of the Assessment of Damages, Order and Judgment of the Barnstable Superior Court (Civil Action Nos. 2372CV00218 and 23CV00293) in favor of the Douglas E. Obey, Trustee of The Skiffe House Condominium Trust, against Victoria L. Biggers and Unknown Heirs of W. Watts Biggers, and US Bank Trust National Association, as Trustee of The Dwelling Series IV Trust, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as 267 Route 6A (also known as 7 Nye Road), Unit 2, East Sandwich, Massachusetts 02537 (“Unit”) by the Trustees of The Skiffe House Condominium Trust (“Condominium”), for the purpose of satisfying such lien, the same will be sold at a public auction sale at **10 A.M. Tuesday, April 15, 2025**, at the subject Unit. The Unit to be sold is more particularly described as follows:

The Unit is in that condominium known as The Skiffe House Condominium, established under Declaration of Trust and pursuant to Master Deed, each dated May 29, 1990, and recorded at Barnstable Registry of Deeds (“Registry of Deeds”) at Book 7180, Pages 221 and 208, respectively, together with said Unit’s undivided interest in the common area and facilities as described in said Master Deed.

The post office address of the Condominium is c/o Trustee Douglas Obey, 435 High Street, Westwood, Massachusetts 02090. The Unit and the Condominium are subject to the provisions of Massachusetts General Laws Chapter 183A.

The Unit hereby conveyed is shown on the plans of the building filed simultaneously with the Master Deed with said Deed, a copy of a portion of which plans are attached to the first Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of M.G.L. Chapter 183A, as amended; (2) the provisions and matters as set forth in the Master Deed, as amended; (3) the provisions and matters as set forth in the first unit deed and floor plans recorded therewith; and (4) the provisions of said Declaration of Trust of the Condominium, as amended.

Said Unit is conveyed together with the right of easements appurtenant to said Unit as described in the Master Deed.

Being all and the same premises conveyed by that certain Quitclaim Deed to Victoria L. Biggers and W. Watts Biggers recorded at the Barnstable County Registry of Deeds at Book 20935, Page 162.

The Unit is to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water bills, municipal liens and assessments, common area charges, and all other claims in the nature of liens, having priority over the said Judgment, if any there be.

No representation is or shall be made as to any mortgages, liens, encumbrances, or the condition of the subject Unit.

TERMS OF SALE: A non-refundable deposit of Seven Thousand Five Hundred (\$7,500.00) Dollars shall be required to be made payable to The Skiffe House Condominium Trust in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid to The Skiffe House Condominium Trust, in cash, by certified check, or by Bank Cashier's check in or within thirty (30) days from the date of sale to be held in escrow until delivery of the deed.

Other terms, if any, to be announced at the sale.

Douglas E. Obey, Trustee of
The Skiffe House Condominium Trust
By his Attorney,

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Dated: February __, 2025