

**SHERIFF'S SALE**

Barnstable ss.

By virtue of a Writ of Execution #2226 FJ 0004 issued by the Orleans District Court, wherein Michael J. James is named Judgment Creditor and Michelle Rafferty a/k/a Michelle A. Rafferty is named Judgment Debtor, having levied upon, seized and taken all the right, title and interest the said Michelle Rafferty a/k/a Michelle A. Rafferty had not exempt by law from levy, seizure or attachment, in and to the real estate in the Town of Dennis described in Book 6602 Page 68 at the Barnstable County Registry of Deeds as follows: Property Address: 8 Buckley Road, West Dennis, MA

A certain parcel of land with the buildings thereon, located in the Town of Dennis, and shown as Lot 1 on "Plan of Land in West Dennis, Mass. for Harold G. Wynott, dated September 1964, Charges S. Kennedy Surveyors-Designer, West Dennis, Mass, Cape Cod," said plan is recorded at Barnstable Registry of Deeds, Plan Book 191, Page 57, and more fully bounded and described as follows:

WESTERLY by Buckley Road, as shown on said plan, 110.08 feet;

NORTHERLY by land of parties unknown, as shown on said plan, 85 feet;

EASTERLY by Lot 2, as shown on said plan, 110.08 feet;

SOUTHERLY by a right-of-way, as shown on said plan, 85 feet;

Containing 9,284 square feet, more or less, as shown on said plan.

Said Lot 1 is hereby conveyed with the benefit of a right to use the 30' way as shown on above referred to plan in common with all others lawfully entitled thereto as a means of ingress and egress from Buckley Road to Merchant Avenue, as shown on said plan, for all purposes for which ways, streets, roads and avenues are used in the Town of Dennis.

On Tuesday, November 19, 2024 at 1:00pm at the Barnstable County Deputy Sheriff's Office, 3261 Main Street, Barnstable, Massachusetts, I will sell the said right, title and interest at public auction, to the highest bidder, to satisfy this Execution, together with all costs and fees thereon. A deposit of \$5,000.00 by cash, certified check or bank check will be required to be paid by the purchaser at the time and place of the sale. The balance is to be paid by certified check or bank check within thirty (30) days from the date of sale. The property will be sold subject to existing encumbrances and liens, including tax liens, if any.

**NOTICE REGARDING ON-SITE SEWAGE DISPOSAL SYSTEMS**

You are hereby notified that Massachusetts Regulations (Title 5 Regulations) require an inspection of on-site sewage disposal systems when there is a transfer of title to real estate. Any purchaser or transferee of real estate served by an on-site sewage disposal system is obligated to inspect, and if necessary, to upgrade a system in accordance with the provisions of 310 Code of Massachusetts Regulations (CMR). You are hereby referred to 310 CMR 15.300-15.305 for time periods to do so and other requirements.

The Office of the Deputy Sheriff has no information about whether the real estate in question is served by an on-site sewage disposal system.

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Judgment Creditor  
10/17, 10/24, 10/31/24 #10664798

Kerry Kennedy-Murphy  
Barnstable County  
Deputy Sheriff