

**SHERIFF'S SALE
COMMONWEALTH OF MASSACHUSETTS**

A TRUE COPY ATTEST

Kelli Stewart

DEPUTY SHERIFF

DUKES COUNTY

Date of Service: 4/18/23

Dukes, SS

By virtue of Execution #1674CV00008 issued by the Dukes County Superior Court wherein, Joseph Araujo is named Judgment Creditor(s) and Dwight Kaeka and Elizabeth Kaeka are named Judgment Debtor(s), on the 4th day of April in the year 2023, having levied upon seized and taken all the right, title and interest which the said Dwight Kaeka and Elizabeth Kaeka had in and to the lands in the Town of West Tisbury hereinafter described in Book: 1343 Page: 270 at the Dukes County Registry of Deeds as follows:

All my right, title and interest in and to the land, with any buildings and improvements thereon, situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Parcel Two:

Being Lot No. 3 as shown on "A Plan of Land in West Tisbury, Mass., prepared for Daniel K. Kaeka III, Scale: 1" = 100', April 15, 1981, Smith & Dowling, Engineers, Surveyors, Planners, State Road, Post Office Box 1087, Vineyard Haven, Mass. 02568" recorded with Dukes County Registry of Deeds in West Tisbury Case File No. 207A, to which plan reference is hereby made for a more particular description and containing 1.67 acres, more or less, according to said plan.

For title see deed of Daniel K. Kaeka, III et al., dated May 29, 1991 and recorded with the Dukes County Registry of Deeds in Book 558, Page 717.

On June 1, 2023 at 12:00 PM at the Deputy Sheriff's Office located at 9 Flight Path, West Tisbury, MA, I will sell said right, title and interest at public auction, for cash, to the highest bidder, together with all costs and fees thereon. Said sale of land subject to any and all encumbrances of record.

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 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.

Terms of Sale: Cash, cashiers or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the plaintiff and its designee(s) are exempt from this requirement); the highest bidder shall pay \$5,000.00 and the balance of purchase price payable in cash, certified or treasurer's check within thirty (30) days after the date of the sale at the office of the deputy sheriff.

Kelli Stewart
Kelli Stewart
Deputy Sheriff

Attorney for Creditor:
Michael A. Wirtz
Jack Mikels & Associates, LLP
1 Batterymarch Park, Suite 309
Quincy, MA 02169
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Dukes County Sheriff
9 Flight Path
Vineyard Haven, MA 02568

