

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Michael F. Willkins to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Eastern Bank, dated June 27, 2019 and recorded at Middlesex County (Southern District) Registry of Deeds on June 27, 2019, in Book No. 72842, at Page 346, assigned to Eastern Bank by Assignment of Mortgage dated July 29, 2026 and recorded with said Deeds on July 31, 2026 in Book No. 85957, at Page 273, of which mortgage the undersigned is the present holder Eastern Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on November 12, 2026 on the mortgaged premises being known as 92 Brooksmont Drive, Holliston, MA, being all and singular the premises described in said mortgage to wit:

Condominium Unit No. 53 in the Brooksmont Condominium, created by Master Deed dated 11/08/2017 and recorded with Middlesex South County Registry of Deeds in Book 70276, Page 560 as the same may have been amended ("Master Deed"), in accordance with and subject to the provisions of Chapter 183A of the Massachusetts General Laws, as the same may have been or may hereafter be amended ("Chapter 183A"). The Unit is more particularly described in the Master Deed, and is hereby conveyed together with the undivided percentage interest in the common areas and facilities of said Condominium appertaining to said Unit as provided for in said Master Deed ("Percentage Interest"), and together with any other rights set forth in the Master Deed or in any instrument creating, conveying and/or affecting said Unit, insofar as the same are now in force and applicable, including, without limitation, the exclusive easements, use or licenses, etc. to common areas, driveways, decks, porches, parking spaces and storage spaces, if any ("Other Rights").

Said Unit, Percentage Interest and Other Rights are conveyed subject to covenants, conditions, restrictions, reservations, easements, rights, agreements, obligations, liens for assessments, options, powers of attorney, phasing rights, limitations on title and other provisions created by said Chapter 183A, and all as referred to or set forth in said Master Deed and in the related Declaration of Trust and related By-Laws and rules and regulations adopted or promulgated from time to time pursuant thereto, and the related Site Plans and Floor Plans as duly recorded in said Registry of Deeds and as any of the above may have been and may hereafter be amended from time to time pursuant to the respective provisions thereof, and subject to the terms, conditions, restrictions and easements as contained in any instrument creating, conveying and/or affecting said Unit, insofar as the same are now in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of Pulte Homes of New England LLC, dated June 27, 2019, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 72842, at Page 324.

TERMS OF SALE:

A deposit of \$10,000.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: September 29, 2026

(signed:) Eastern Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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