COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE
UNDER M.G.L. C.183A §6

By virtue of Judgment and Order of Quincy District Court (Docket No. 2656CV001433), in favor of Fountain Lane Condominium Trust against Jian Hui Chen and Henglian Huang establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as 95 Fountain Lane, Unit 5, Weymouth, MA 02190 for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 10:00 AM., December 9, 2026, AT UNIT 5, 95 Fountain Lane, Unit 5, Weymouth, MA 02190. The premises to be sold are more particularly described as follows:

Unit 5 in the building at 95 Fountain Lane (hereinafter referred to as the "Unit") in the Fountain Lane Condominium (the "Condominium"), a condominium located at 1050 Main Street and 18, 23, 28, 37, 40, 53, 54, 65, 66, 79, 80, 95, 96, 99 and 100 Fountain Lane, in Weymouth, Norfolk County, Massachusetts, said condominium established by PRITHAM SINGH, et al, the trustees of Fountain Lane Realty Trust u/d/t dated December 31, 1982, filed with the Norfolk County Registry District of the Land Court as Document No. 430014, pursuant and subject to the provisions of Chapter 183A of the Massachusetts General Laws by Master Deed dated December 21, 1982, and filed with said Registry District on February 3, 1983 as Document No. 430006 as amended by Document Nos. 481509 and 481510, dated respectively January 16, 1986 and November 18, 1985 and both filed with said Registry District on January 21, 1986, as the same may hereafter be amended of record (hereinafter sometimes called the "Master Deed").

The Unit is conveyed together with (1) an individual 0.51244 percent interest in the common areas and facilities of the Condominium; (2) the exclusive right and casement to use parking spaces 185, said parking spaces being on the plan entitled "Site Plan Fountain Lane Condominium, Weymouth, Mass." by Ewald Engineering Co., Inc. dated September 20, 1982, filed with said Norfolk Registry District (hereinafter referred to as the "Site Plan").

The Unit is intended to be used solely for residential dwelling purposes, as set forth in Section 8 of said Master Deed, and is subject to the restrictions as set forth in Section 9 of said Master Deed (as the same may hereafter be amended of record) that;

1. No Unit shall be used or maintained in a manner contrary lo or inconsistent with the comfort and convenience of the occupants of the Units, the provisions of the FOUNTAIN LANE CONDOMINIUM TRUST, the By-Laws set forth herein and the rules and regulations promulgated pursuant thereto;

2. The owner of any Unit may at any time and from time to time change the use and designation of any room or space within each Unit, subject to the provisions of Section 8 and 9 of the Master Deed, and may modify, remove and install non bearing walls lying wholly within such unit, provided, however, that any and all work with respect to the removal and installation of interior

non-bearing walls or other improvements to such Unit shall be done expeditiously in a good and workmanlike manner, pursuant to a building permit duly issued therefor (if required by law) and pursuant to plans and specifications which have been submitted to and approved by the trustees of FOUNTAIN LANE CONDOMINIUM TRUST, which approval shall not be unreasonably withheld or delayed.

3. In order to preserve the architectural integrity of the buildings and the Units, without modification, and without limiting the generality thereof; no patio, balcony, awning screen, antenna, sign, banner or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any Unit or any part thereof, no addition to or change or replacement of any exterior part or surface of any Unit nor on the interior of any window without the written permission of the trustees of FOUNTAIN LANE CONDOMINIUM TRUST upon such terms and conditions, if any, as they in their reasonable discretion, shall determine;

4. Any lease with respect to a Unit shall for a term of not less than three months, shall apply to the entire Unit and shall specifically provide that the lease shall be subject in all respects to the provisions of the FOUNTAIN LANE CONDOMINIUM TRUST, the bylaws set forth there in and the rules and regulations promulgated pursuant thereto, and that any failure by a Lessee to comply with the terms of such documents shall constitute a default under said lease, provided, however, that the restrictions of Section 9.4 of the Master Deed and of this Section 4 shall not apply to an institutional first mortgage lender in possession of a Unit following a default by a Unit owner in his mortgage or holding title to a Unit by virtue of a mortgage foreclosure proceeding or deed or other agreement in lieu of foreclosure; and

5. The limitations on use and restrictions set forth in Sections 8 and 9 of the Master Deed and of this Unit Deed shall be for the benefit of the owners of the Units and the trustees of the FOUNTAIN LANE CONDOMINIUM TRUST as the persons in charge of the common areas and facilities, shall be enforceable solely by said trustees, and shall, insofar as permitted by law, be perpetual; and to that end, such limitations on use and restrictions may be extended by said trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof.

The Unit is further subject to such rules and regulations governing the details of the operation and use of the common areas and facilities, as may now, at any time and from time to time be adopted, amended or rescinded by the trustees of the FOUNTAIN LANE CONDOMINIUM TRUST (without the consent of the Unit owners) and such restrictions on and requirements respecting the use, occupancy and maintenance of the Units and the use of the common areas and facilities, as are contained in the FOUNTAIN LANE CONDOMINIUM TRUST, which are designated to prevent unreasonable interference with the use by the Unit owners of the Units and of the common areas and facilities.

Each of the parking spaces is intended to be used solely for the parking of private passenger vehicles.

All exclusive rights and easements of use appurtenant to a Unit shall be conveyed only with the

Unit to which such rights are appurtenant and shall not be severable from such Unit; provided, however, that notwithstanding the foregoing, a Unit owner may convey his exclusive right and easement of use with respect to any parking space or spaces in excess of one parking space to another Unit owner at Fountain Lane Condominium.

Said premises are hereby conveyed subject to and with the benefit of, as the case may be:

a) So much of the above-described land as lies within the limits of the area marked "40.00 side-Sewer Easement" approximately shown on Land Court Plan No. 34387C is subject to the easement set forth in a taking made by the Town of Weymouth dated March 19, 1964, duly recorded with Norfolk County Registry of Deeds in Book 4150, Page 87;

b) Sewer and water easement, as set forth in Document No. 309593 and shown on Land Court Plan No. 34387C and all other easements, restrictions and agreements of record to the extent in force and applicable;

c) Flow of a natural water course through the twenty foot drain easement shown on Land Court Plan No. 34387C, as set forth in Order of Court Document No. 340423;

d) The provisions of Massachusetts General Laws, Chapter 183A, as amended;

e) Said Master Deed;

f) The Declaration of Trust of the FOUNTAIN LANE CONDOMINIUM TRUST dated December 21, 1982 and filed with Norfolk County Registry District of the Land Court together with said Master Deed as Document No. 430007;

g) Any rules and regulations promulgated under said Declaration of Trust;

h) The obligation to pay the proportionate share attributable to each of said Units of the common expenses.

i) Such taxes attributable to each of said Units for the current year are not due and payable; and

j) Rights of other Unit owners to exclusively use certain common areas and facilities, as set forth said Master Deed, all of which the Grantee, by acceptance of this Unit Deed, agrees to comply with perform assume or pay as the case may be.

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 John D. Tertan, Allcock & Orban, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

TRUSTEES OF FOUNTAIN LANE
CONDOMINIUM TRUST
By their Attorneys

ALLCOCK & ORBAN, LLC

/s/ John D. Tertan

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John D. Tertan, Esq.
BBO#677137
10 Forbes Road, Suite 400W
Braintree, MA 02184
(781) 884-1660

Dated: November 9, 2026