

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Offices at 285 Washington Street Braintree LLC f/k/a 285 Washington Street LLC to South Shore Bank (the "Mortgagee"), dated October 6, 2022, and recorded with the Norfolk County Registry of Deeds in Book 40854 at Page 385, as affected by a Subordination of Mortgage recorded with the Norfolk County Registry of Deeds in Book 40854 at Page 404, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at **1:00 P.M.** on **April 9, 2025**, at **285-287 Washington Street, Braintree, Norfolk County, Massachusetts 02184**, being all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings thereon on Washington Street, Braintree, Norfolk County, Commonwealth of Massachusetts, being shown as Lot 1 on a plan of land entitled "Subdivision Plan of Land in Braintree, Mass.", dated March 15, 1994, Harold A. Donahoe, Jr., Registered Land Surveyor, filed at Norfolk Registry of Deeds as Plan No. 96 of 1995 in Plan Book 428, and being more particularly bounded and described as follows:

EASTERLY by Washington Street, as shown on said plan, one hundred seventeen and 96/100 (117.96) feet;

SOUTHERLY by Lot 2, as shown on said plan, one hundred fifty and 00/100 (150.00) feet;

WESTERLY by Lot 2, as shown on said plan, ninety six and 42.100 (96.42) feet; and

NORTHWESTERLY by land of Andrew P. and Alice E. Zecha and George M. and Mary E. Locascio, as shown on said plan, one hundred fifty four and 38/100 (154.38) feet.

Containing 16,174 square feet according to said plan.

Subject to and with the benefit of easements, rights and restrictions or record in so far as they be now in force and applicable.

For Grantor's title see deed recorded in the Norfolk County Registry of Deeds in Book 26054, Page 299.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE OF REAL ESTATE:

A deposit of Ten Thousand Dollars (\$10,000.00) by certified 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 or bank check at the offices of McCue, Lee & Greene, LLP, 99 Derby Street, Suite 200, Hingham, MA 02043, Attorney for the Mortgagee, within thirty (30) days from the date of sale, or as otherwise designated by the Mortgagee. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

RESERVATION OF RIGHTS:

The Mortgagee reserves the right to (1) cancel, adjourn or continue the foreclosure sale to such later date as the Mortgagee may deem desirable by public proclamation at the date, time and place of the sale and to further postpone at any adjourned or continued sale by public proclamation at the date, time and place of said sale; (2) bid on and purchase the mortgaged premises at the foreclosure sale; (3) reject any and all bids for the mortgaged premises; (4) waive reading this notice or any portion thereof at the foreclosure sale; (5) amend or alter the terms of sale stated in this notice by oral or written announcement made at any time before or during the foreclosure sale. Such changes or amendments shall be binding on all bidders.

The successful bidder will be required to sign a Memorandum of Sale immediately after the close of the bidding.

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

South Shore Bank
Present Holder of said mortgage,
By its Attorneys,
MCCUE, LEE & GREENE, LLP
99 Derby Street, Suite 200
Hingham, MA 02043
(617) 236-0212