

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by McLaughlin Limited, LLC to Wallace Realty Capital LLC dated May 1, 2015 and recorded with the Norfolk Registry of Deeds on May 1, 2015 at Book 33094, Page 184, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 1:00 PM on May 13, 2025 on or near the mortgage premises being known as 37 Vernon Street, Weymouth, Norfolk County, Massachusetts, being all and singular the premises described in said mortgage to wit:

Being known as and numbered 37 Vernon Street, Weymouth, Norfolk County, Massachusetts more particularly described as Lots 3A and 3B on a plan entitled "Plan of Land in Weymouth, MA for Washington Realty, Inc., Scale 1"=40', Jan. 8, 2002" which plan is recorded at the Norfolk County Registry of Deeds in Plan Book 492, Page 49.

Subject to and benefitted by the 20' wide utility easement as indicated on the above referenced plan.

Subject to all easements and rights set forth in deed recorded in Book 18393, Page 9.

For Mortgagor's title, see deed recorded at Book 33094, Page 181 and see deed recorded at Book 40368, Page 482.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, building and zoning laws, any and all prior liens, unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of TWENTY THOUSAND (\$20,000.00) DOLLARS shall be required to be made to the mortgagee by cash, certified or by cashier's check at the time and place of the sale as a deposit. The balance of the purchase price shall be paid by wire transfer, by certified check or by cashier's check within thirty (30) days thereafter to Wallace Realty Capital LLC, c/o its Attorney Rosemary Traini at the address noted below in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

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: April 11, 2025

(signed:)

Wallace Realty Capital LLC

By its Attorney,

/s/ Rosemary Traini

Rosemary Traini, Esq.

100 Hallet Street

Boston, MA 02124

781-461-8300