

**MORTGAGEES NOTICE OF SALE OF REAL ESTATE**  
**33 Line Street, Unit 1, Cambridge, Massachusetts**

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by Shuang Liang, to Hingham Institution for Savings dated April 20, 2018 recorded with Middlesex County Registry of Deeds in Book 70895, Page 564 (the "Mortgage") of which Mortgage the undersigned is the present holder, 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 the 30<sup>th</sup> day of September 2025** (the "Sale") it will be held at the premises located at **33 Line Street, Unit 1, Cambridge, Massachusetts** (the "Premises") all and singular the Premises described in said Mortgage, to wit:

Unit 1 (the "Unit") of the 33 Line Street Condominium (the "Condominium"), a Condominium created by Master Deed dated November 15, 2005 recorded with the Middlesex South County Registry of Deeds, in Book 46481, Page 573 (the "Master Deed"), as may be amended of record, in accordance with the provisions of M.G.L. c. 183A.

The Unit is shown on a plan recorded with the Master Deed to which is affixed a verified statement in the form provided by Massachusetts General Laws, Chapter 183A, Section 9 (the "Statute").

The UNIT is conveyed together with (40%) FORTY PERCENTAGE INTEREST (a) in the common areas and facilities of the 33 Line Street Condominium as described in the Master Deed, and (b) in the 33 Line Street Condominium Trust recorded with said Master Deed in said Registry of Deeds, as such may be amended by instruments of record, and with the exclusive rights and easements as described in said Master Deed.

The GRANTEE acquires the UNIT with the benefit of, and subject to the provisions of M.G.L. c. 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and Condominium Trust referred to above as the same may be amended, and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record states or referred to in the Master Deed as completely as if each were fully set forth herein.

Each of the Units of the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

For my title see deed recorded herewith.

**TERMS OF SALE:**

In the event of any discrepancy between the description in said Mortgage and the above description, the description in said Mortgage shall control.

The above-described premises will be sold **SUBJECT TO** and with the benefit of all restrictions,

easements, covenants, conditions, building and zoning laws, to any and all 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. No representations, express or implied, are made with respect to any matter concerning the mortgaged Premises which shall be sold "as is", "where-is", and "with all faults". Successful Bidder shall be responsible for any Transfer Fees.

A deposit of TWENTY THOUSAND DOLLARS AND 00 CENTS (\$20,000.00) shall be required to be paid to the mortgagee/holder by certified or banks cashier check at the time and place of sale. The successful bidder will be required to execute a Memorandum of Sale immediately after the close of bidding. The balance of the purchase price is to be paid by certified bank cashier's check or federal funds wire transfer in or within thirty (30 days) from the date of the sale.

Mortgagee reserves the right to reject any and all bids. Further, mortgagee reserves the right to sell to next-higher bidder(s) should the highest bidder default under the Memorandum of Sale, or otherwise.

TIME WILL BE OF THE ESSENCE.

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

Hingham Institution for Savings  
Present Holder of said Mortgage,  
By Its Attorneys,  
Gaughen, Gaughen, Lane & Hernando, LLP  
Kevin W. Gaughen Jr., Esquire

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