

MORTGAGEES NOTICE OF SALE OF REAL ESTATE
43 Ellington Road, Quincy, Massachusetts

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by **Wei Qun Lin** and **Yun Qing Lin**, to **Hingham Institution for Savings** dated October 27, 2016, recorded with Norfolk County Registry of Deeds, Book 34605, Page 56 (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 14th day of October, 2025** (the "Sale") it will be held at the premises located at **43 Ellington Road, Quincy, Massachusetts** (the "Premises") all and singular the Premises described in said Mortgage, to wit:

That certain parcel of land, together with the buildings thereon, located in Quincy, Norfolk County, Massachusetts, being a portion of the land now known and numbered as 43 Ellington Road, described as set forth below:

A certain parcel of land with the buildings thereon, situated in that part of said Quincy called Wollaston and being lot numbered one hundred forty seven (147) on a plan entitled "Plan of Taylor Terrace in the City of Quincy," Frederick E. Tupper, Civil Engineer, April, 1907, recorded with Norfolk Deeds, Plan Book 50, Plan 2392, and bounded:

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| NORTHWESTERLY | by Ellington Road, forty-eight (48) feet; |
| NORTHEASTERLY | by Lot No. 146 on said plan, ninety (90) feet; |
| SOUTHEASTERLY | by Lot No. 170 on said plan, forty-eight (48) feet; and |
| SOUTHWESTERLY | by Lot No. 148 on said plan, ninety (90) feet. |

Containing 4,320 square feet.

Subject to and with the benefit of rights, takings and easements of record, if any, insofar as the same are now in force and applicable.

For title reference 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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