

MORTGAGEES NOTICE OF SALE OF REAL ESTATE
236 Quincy Shore Drive, Quincy, Massachusetts

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by Jessica Jia Huang, Weiliang Huang and Xinying Huang, to Hingham Institution for Savings dated August 5, 2013 and recorded with Norfolk County Registry of Deeds in Book 31625, Page 506, (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 28th day of October 2025** (the "Sale") it will be held at the premises located at **236 Quincy Shore Drive, Quincy, Massachusetts** (the "Premises") all and singular the Premises described in said Mortgage, to wit:

The land with the buildings thereon, situated in that part of Quincy known as Wollaston, Norfolk County, Massachusetts, numbered 236 William T. Morrissey Boulevard formerly known as Quincy Shore Boulevard and shown as Lot 49 on a plan of "Roosevelt Park owned by Alewife Realty Trust", Fred A. Joyce, Surveyor, dated March 30, 1942, and filed in Norfolk Registry of Deeds as Plan No.496 of 1942, in Plan Book 131, bounded and described as follows:

SOUTHEASTERLY	by Quincy Shore Boulevard, fifty-five (55) feet;
SOUTHWESTERLY	by Lot 43, as shown on said plan, thirty-nine and 61/100 (39.61) feet;
NORTHWESTERLY	by Lot 50 as shown on said plan, fifty-five and 59/100 (55.59) feet; and
NORTHEASTERLY	by Lot 53 shown on said plan, thirty-nine and 19/100 (39.19) feet.

Containing 2,173 square feet of land according to said plan.

Subject to easements and restrictions and agreements of record so far as the same are now in force and applicable.

For our 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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