

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lamour Community Health Institute, Inc. to Life Insurance Community Investment Initiative, LLC dated June 15, 2022 and recorded with the Norfolk County Registry of Deeds in Book 40623 at Page 187 and filed with the Norfolk County Registry District of the Land Court as Document No. 1505130, 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 o'clock P.M. on the 10th day of February, 2026 at 161 Forbes Road in Braintree, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

Parcel I (161 Forbes Road, Braintree, MA):

Tract I:

The land with the buildings thereon situated on and off Forbes Road, Grandview Drive and Partridge Hill Road, in Braintree, County of Norfolk, Commonwealth of Massachusetts, on the southeasterly side of Route 128, and being shown as Lots 8 and 9 on Land Court Plan 11973H (Sheet 1), a copy of a portion of which is filed with the Norfolk County Registry District of the Land Court on Certificate of Title No. 70839.

Tract II:

The unregistered land with the buildings thereon adjacent to Tract I situated northerly on Forbes Road and Lot 9 on Land Court Plan 11973H (Sheet 1), in County of Norfolk, Commonwealth of Massachusetts, as shown the lot containing 19,210+ square feet on a plan entitled, "Subdivision Plan of Land in Mass." Dated April 12, 1985, prepared by Boston Survey Consultants, and recorded with the Norfolk County Registry of Deeds as Plan No. 266 of 1986 in Plan Book 333, to which plan preference is hereby made for a more particular description.

Excepting and excluding therefrom so much thereof as has been taken by Commonwealth of Massachusetts and the Town of Braintree.

Together with the benefit of the easement rights as set forth in the following instruments:

- a. Retained Easements Agreement dated June 12, 2007 and filed with said Registry District of the Land Court as Document No. 1131295 and recorded with said Registry in Book 24893, Page 385.
- b. Billboard Easement as set forth in a Deed dated June 12, 2007 and filed with said Registry District of the Land Court as Document No. 1131294 and recorded with said Registry in Book 24893, Page 372.
- c. Lot 39 Parking Easement Agreement dated June 12, 2007 and filed with said Registry District of the Land Court as Document No. 1131297 and recorded with the Registry in Book 24983, Page 492.
- d. Agreement and Grant of Easement dated April 24, 1998 and filed with said Registry District of the land Court as Document No. 792012.

For Mortgagor's title see deed recorded and filed herewith.

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.

Terms of sale: A deposit of twenty-five thousand dollars (\$25,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the office of Charles River Law Partners, LLC, One State Street, 4th Floor, Boston, MA 02109 within thirty (30) days from the date of sale. 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.

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

Life Insurance Community
Investment Initiative, LLC
Present holder of said mortgage
By its Attorneys,
Charles River Law Partners,
LLC
One State Street, 4th Floor
Boston, MA 02109