

MORTGAGEES NOTICE OF SALE OF REAL ESTATE
501 Commerce Drive, Unit 3-303, Braintree, MA 02184

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by Minh Binh Luu, to Hingham Institution for Savings dated July 30, 2013 recorded with Norfolk County Registry of Deeds in Book 31601, Page 511 (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 23rd day of February 2026** (the "Sale") it will be held at the premises located at **501 Commerce Drive, Unit 3-303, Braintree, MA 02184** (the "Premises") all and singular the Premises described in said Mortgage, to wit:

That certain condominium unit known as Unit 3-303 in the Turtle Crossing Condominium, being created by Master Deed dated June 23, 2004 and filed in Norfolk Registry of Deeds in Book 21209, Page 186, as amended of record, together with the undivided percentage interest in the common areas and facilities of said condominium, pursuant to Massachusetts General Laws, Chapter 183A.

The said Unit is conveyed with the benefit of and subject to: (a) the provisions of Massachusetts General Laws, Chapter 183A, as amended, (b) the Master Deed and any amendments thereto, (c) the Condominium Trust and any amendments thereto, the by-laws, rules and regulations governing the operation of the Condominium and all matters of record stated or referred to in the Master Deed, as completely as if each were fully set forth herein, 9d0 easements, agreements, restrictions and reservations of record.

Said condominium unit is to be used for residential purposes only.

The Unit referred to above is laid out as shown on the unit plan annexed to the first unit deed which is a copy of a portion of the plans filed with the Master Deed and to which is affixed a verified statement in the form provided and in Massachusetts General Laws, Chapter 183A, Section 9, and said Unit contains the area shown on said plan.

Said Unit is conveyed with the exclusive right to use Dedicated Parking Space No. 198 as shown on the Phase Four Site Plan recorded with the Phase Four Phasing Amendment.

Said Unit contains 1,169 square feet, more or less, as shown on the plans filed with the Phase Four Phasing Amendment and on the copy of a portion of said plans attached to the first unit deed.

The Post Office address for the unit is 501 Commerce Drive, Unit 3-303, Braintree, MA 02184.

For my title, see Unit Deed recorded herewith.

The "Unit" known as Unit No. , having a post office address of 501 Commerce Drive, Unit# 3303, Braintree, Massachusetts, in a condominium known as and established pursuant to Massachusetts General Laws, Chapter 183A, as amended, by Master Deed dated and recorded

with Norfolk Registry of Deeds in Book , Page .

Together with an undivided percentage interest in the common areas and facilities of said Condominium and together with the rights, if any, to exclusive use of the common areas and facilities of said Condominium as more fully set forth in the aforesaid Master Deed and the Unit Deed.

Together with the benefit of, and subject to, the easements, restrictions, conditions, rights and obligations set forth or referred to in said Master Deed, Unit Deed and provisions of the Trust, its by-laws and Rules and Regulations, recorded with said Registry of Deeds, as the same may from time to time be amended by instruments of record.

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 Ten Thousand Dollars (\$10,000.00) 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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