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 **Sharon Residences, LLC**, mortgagor, to **G Capital LLC**, as mortgagee, dated and recorded April 16, 2021 in Book 39283, Page 131, then assigned to Fidelis Investors WH Trust 2021-1 by assignment recorded July 24, 2026 in Book 43261, Page 230, all of the Norfolk County Registry of Deeds, 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 11 O'Clock A.M. on the 16th day of September, 2026 at 635 Old Post Road, Sharon, Norfolk County, Massachusetts, all and singular the premises described in said mortgage, to wit:

Condominium Units Contained in Phase I Building 2 Floor 1: Units 2-103, 2-109, 2-110. Condominium Units Contained in Phase I Building 2, Floor 2: Units 2-207, 2-208. Condominium Units Contained in Phase I Building 2 Floor 3: Units 2-302 and 2-304 (collectively hereinafter the "Unit") in the Condominium known as the Woodcrest Run Condominium (the "Condominium") located at 635 Old Post Road, Sharon, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 18, 2020 and recorded with the Norfolk County Registry of Deeds in Book 38066, Page 272 (the "Master Deed") as amended of record and that certain Declaration of Trust recorded in Book 38066, Page 331 (the "Trust") together with the benefit of any exclusive and non-exclusive right contained in said Master Deed and Trust.

Premises to be sold as-is 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, building and zoning laws, association dues any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other 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, rights of tenants or parties in possession, and attorney's fees and costs.

Terms of sale: The Units will be offered both in the entirety and individually and sold whichever way yields a higher price. A deposit of ten thousand dollars ($10,000.00) per Unit or fifty thousand dollars ($50,000.00) to bid on all Units, by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The successful bidder will be required to execute a sale agreement immediately after the close of bidding. The balance of the purchase price is to be paid to the Mortgagee's attorney by certified or bank check or other funds satisfactory to Mortgagee's attorney 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. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, except upon a default by the purchaser, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. TIME WILL BE OF THE ESSENCE. 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.

Fidelis Investors WH Trust 2021-1
Present holder of said mortgage
By its Attorney,
Law Offices of Keith K. Fuller
5300 Bigelow Commons
Enfield, CT 06082