MORTGAGEE'S SALE OF REAL ESTATE
7 Emerald Street, Hingham, MA 02043

By virtue and in execution of the power of sale contained in a certain Mortgage given by Theodore W. Anastos, Jr. and Nicole B. Anastos to Eagle Bank, said Mortgage dated June 29, 2005, and recorded with the Plymouth County Registry of Deeds, in Book 30867, Page 135, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 11:00 a.m. on the 29th day of September 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 7 Emerald Street, Hingham, MA 02043

The legal description of the Mortgaged Premises is hereinafter the following:

The land, with the buildings thereon, now known and numbered 7 Emerald Street, Hingham, Plymouth County, Massachusetts, shown as Lot 2 on a plan entitled "Compiled Plan of Land Emerald, Central & Hersey Streets, Hingham, Massachusetts, prepared for Michael Burns Estate" by Perkins Engineering, Inc., dated November 29, 1971 and recorded with Plymouth County Registry of Deeds Plan Book 16, Page 604, as Plan 356 of 1972.

Lot 2 contains approximately 54,000 square feet of land, according to said plan.

For a more specific description of Lot 2, reference is hereby made to said plan.

Said premises are conveyed subject to any and all matters of record insofar as in force and applicable.

For title reference, see Deed dated July 5, 2005, and recorded with the Plymouth County Registry of Deeds in Book 30867, Page 134.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND ($20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Eagle Bank. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Plymouth County Registry of Deeds in accordance with law.

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

EAGLE BANK
By its attorney,
RICCARDO L. RULLO
LAW OFFICES OF RICCARDO L. RULLO, PLLP
35 BEDFORD ST, SUITE 4, LEXINGTON, MA 02420
617-366-6744

Dated: 09/02/2026