

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 988 Plain Street LLC f/k/a 988 Plain Street Marshfield LLC to South Shore Bank (the "Mortgagee"), dated October 6, 2022, and recorded with the Plymouth County Registry of Deeds in Book 57304 at Page 329, as affected by a Subordination of Mortgage recorded with the Plymouth County Registry of Deeds in Book 57304 at Page 348, 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 **10:00 A.M.** on **April 9, 2025**, at **988 Plain Street, Marshfield, Plymouth County, Massachusetts 02050**, being all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land on the northerly side of Plain Street (Route 139) Marshfield, Plymouth County, Massachusetts, and being shown as Lot 1A on a plan entitled "Plan of Land Plain Street, Marshfield, Plymouth County, Mass." dated May 4, 1983, prepared by Yunits Engineering Co., Inc. and recorded with Plymouth Registry of Deeds in Plan Book 84, Page 410, to which plan reference is made for a more particular description.

Subject to grant of easement to the Trustees of the Edgewood Village Unit Owners Condominium Trust dated February 28, 1998 and recorded in Book 16013, Page 29.

For Grantor's title see deed recorded in the Plymouth County Registry of Deeds in Book 36379, Page 103.

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. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE OF REAL ESTATE:

A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of the sale. The balance is to be paid by certified or bank check at the offices of McCue, Lee & Greene, LLP, 99 Derby Street, Suite 200, Hingham, MA 02043, Attorney for the Mortgagee, within thirty (30) days from the date of sale, or as otherwise designated by the Mortgagee. 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.

RESERVATION OF RIGHTS:

The Mortgagee reserves the right to (1) cancel, adjourn or continue the foreclosure sale to such later date as the Mortgagee may deem desirable by public proclamation at the date, time and place of the sale and to further postpone at any adjourned or continued sale by public proclamation at the date, time and place of said sale; (2) bid on and purchase the mortgaged premises at the foreclosure sale; (3) reject any and all bids for the mortgaged premises; (4) waive reading this

notice or any portion thereof at the foreclosure sale; (5) amend or alter the terms of sale stated in this notice by oral or written announcement made at any time before or during the foreclosure sale. Such changes or amendments shall be binding on all bidders.

The successful bidder will be required to sign a Memorandum of Sale immediately after the close of the bidding.

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

South Shore Bank
Present Holder of said mortgage,
By its Attorneys,
MCCUE, LEE & GREENE, LLP
99 Derby Street, Suite 200
Hingham, MA 02043
(617) 236-0212