

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kent Leung in favor of Middlesex Loans LLC dated February 22, 2024 and recorded on February 22, 2024 with the Middlesex County (Southern District) Registry of Deeds in Book 82503, Page 426, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 am on July 9, 2026 on or near the mortgage premises being known as 9 West Main Street, Groton, Middlesex County, Massachusetts, being all and singular the premises described in said mortgage to wit:

A certain parcel of land in Groton, Middlesex County, Massachusetts, with the buildings and improvements thereon, situated in the westerly part of said Groton, bounded and described as follows:

Beginning at the Southeasterly corner at an iron pipe, thence running northeasterly by Pepperell Road one hundred fifty-eight (158) feet to an iron pipe to land of James Moran, thence north fifty-eight (58) degrees fifty minutes (58° 50') West by land of said Jjames Moran one hundred thirteen (113) feet to an iron pipe; thence southerly by Townsend Road, sometimes called Mill Street, about one hundred eighty-eight (188) feet to a corner, thence easterly about nine (9) feet to the point of beginning,

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event they have expired by operation of law or otherwise.

For Mortgagor's title, see deed recorded with the Middlesex County South Registry of Deeds in Book 70889, Page 371.

The above-described premises will be sold **SUBJECT TO** all rights, easements, restrictions, and reservations of record insofar as the same are in force and applicable. The above premises will be sold subject as above and subject to and/or with the benefit of any and all outstanding tax titles, municipal or other public taxes, assessments, association dues, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, assessments or liens and/or rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of TEN THOUSAND (\$10,000.00) DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The balance of the purchase price shall be paid by wire transfer within thirty (30) days thereafter at 1:00 pm at the Law Offices of Rosemary Traini, attorney for Middlesex Loans LLC, 100 Hallet Street, Boston, Massachusetts, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: June 8, 2026

(signed:)
Middlesex Loans LLC
Current Holder of Said Mortgage
By its Attorney,

/s/ Rosemary Traini
Rosemary Traini, Esq.
100 Hallet Street
Boston, MA 02124
781-461-8300