

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 Providence Properties LLC to JTW Investor Group LLC dated and recorded on March 22, 2019 with the Plymouth County Registry of Deeds in Book 50927, Page 301, as affected by Assignment of Mortgage and Conditional Assignment of Rentals by JTW Investor Group, LLC in favor of Bridge Loan Venture V Trust 2017-1 dated March 28, 2019 and recorded August 12, 2022 with the Plymouth County Registry of Deeds in Book 57124, Page 233, 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 2 o'clock P.M. on the 2nd day of February, 2024 at 1082 Broadway, Lot 1, Hanover, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

The land with the buildings and improvements thereon situated in the Town of Hanover, Plymouth County, Massachusetts, being shown as Lot 1 on plan entitled "Plan of Land 1082 Broadway (Assessor's Map 78, Parcel 22), Hanover, Massachusetts," dated 12/21/17, Revised 3/7/18 and 3/8/18, prepared by Morse Engineering Co. Inc., and recorded with the Plymouth County Registry of Deeds in Plan Book 62, Page 250.

In the event of any typographical error set forth herein in the legal description of the Mortgaged Premises, the descriptions as set forth and contained in the Mortgage shall control by reference.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

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 lines, 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 Mortgaged Premises will be sold and conveyed together with all the improvements now or hereafter erected on the Mortgaged Premises and all easement rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Mortgaged Premises. All replacements and additions shall also be covered by this sale.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to

sell the Mortgaged Premises to the second highest bidder, provided that the second highest bidder shall deposit with Mortgagee's attorney, Giangrasso Law LLC, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

Terms of sale: A deposit of Ten Thousand and 00/100 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 office of Giangrasso Law LLC, 62 Walnut Street, Suite 6, Wellesley, MA 02481 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. To qualify to bid, potential bidders must demonstrate that they have the required deposit in hand. The successful bidder shall be required to sign a Memorandum of Sale containing the foregoing terms at the Auction Sale. No deposit shall be required to be paid by the undersigned holder as a high bidder. Other terms, if any, to be announced at the time and place of the sale.

BRIDGE LOAN VENTURE V TRUST 2017-1

Present Holder of Said Mortgage

By its attorneys,

Giangrasso Law LLC

62 Walnut Street, Suite 6

Wellesley, MA 02481

By: David A. Giangrasso, Esq.

(781)-328-9099