

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 Linda R. Bellofatto and Robert C. Snow to South Shore Savings Bank, dated July 20, 2007 and recorded with the Norfolk County Registry of Deeds ("Deeds") in Book 25020, Page 167, as affected by Assignment of Mortgage to Federal Home Loan Bank of Boston, dated May 25, 2023 and recorded with said Deeds in Book 41217, Page 529, 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 September 4, 2025 upon the mortgaged premises located at 27 Henderson Street, a/k/a 27 Henderson Road, Weymouth, MA 02188, being all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon situated at the junction of Rocky Dell Avenue and Henderson Street in said Weymouth and being shown as Lots 181 through 188, inclusive, on a "Plan of Weymouth Park, owned by J.W. Wilbur, Esq.", Boston, May 1897, Francis A. Tracy, C.E. and recorded in Norfolk County Registry of Deeds, Plan Book 19, Plan 881, and being bounded and described as follows:

EASTERLY: by lots 217 to 224, inclusive as shown on said plan, 160 feet;

SOUTHERLY: by Henderson Street as shown on said plan, 100 feet;

WESTERLY: by Rocky Dell Avenue as shown on said plan, 160 feet; and

NORTHERLY: by lot 180 as shown on said plan 100 feet.

For title see deed recorded with said Deeds in Book 25020, Page 166.

In the event of a typographical error or omission contained in this publication, the description of the property contained in said Mortgage shall control.

TERMS OF SALE:

The mortgaged premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the Mortgage, if any there be. The mortgaged premises are also sold subject to the right of redemption of the United States of America, if any there be.

A deposit of TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) shall be required to be paid to the mortgagee, by certified or bank's cashier check at the time and place of sale. The successful bidder will be required to execute a Memorandum of Sale immediately after the close of bidding. The balance of the purchase price is to be paid to the mortgagee by certified check or by bank's cashier check in or within thirty (30) days from the date of the sale, with time being of

the essence, at the offices of Moriarty Bielan & Malloy LLC, attorneys for the Mortgagee, One Adams Place, 859 Willard Street, Suite 440, Quincy, MA 02169, in exchange for which the deed shall be delivered to the purchaser for recording. The description of the premises contained in said Mortgage shall control in the event of an error in this publication.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

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

South Shore Bank, f/k/a South Shore
Savings Bank, as mortgage servicer for
Federal Home Loan Bank of Boston
By its attorneys,
Laura White Brandow, Esquire
Moriarty Bielan & Malloy LLC
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