

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by William L. Gately and Rosemary Gately to Rockland Trust Company dated July 24, 2006 and recorded with Norfolk County Registry District of Land Court as Document Number 1108018, as noted on Certificate of Title Number 100711, and covering the premises located 67 Aster Circle, Weymouth, Massachusetts (the "Premises") of which mortgage Rockland Trust Company 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 on **June 17, 2026 at 11:00 AM**, at or upon the mortgaged premises located at 67 Aster Circle, Weymouth, Massachusetts, more particularly described below, being all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated in Weymouth, Norfolk County, Commonwealth of Massachusetts known and being numbered: 67 Aster Circle

Being bounded and described as follows: Northwesterly by Aster Circle, shown on the plan hereinafter referred to, sixty five (65) feet; Northeasterly by lot numbered 44, shown on said plan, one hundred seventy five and 68/100 (175.68) feet; Southeasterly by land now or formerly of Domenick M. Petrell et ux, one hundred twenty two and 74/100 (122.74) feet; and Southwesterly, by lot numbered 42, shown on said plan, one hundred fifty and 21/100 (150.21) feet.

Said parcel is shown as lot numbered 43 on a plan drawn by Russell H. Whiting, Civil Engineer, dated July 29, 1940, as approved by the Land Court, filed in the Land Registration Office as No. 17154G, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 25090, Book 126. The premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations, restrictions, and layouts and takings of record, insofar as they are in force and applicable. Meaning and intending to mortgage the same premises by deed of Herbert A. Pike and Mary W. Pike to William L. Gately and Rosemary Gately, dated 10/09/1975 and filed with the Norfolk County Registry of Deeds, Land Registration Office as Document No. 354416; wherein a more detailed description of the premises is set forth. For Mortgageor(s) title, see the Norfolk County Registry of Deeds - Certificate of Title No. 100711.

For informational purposes, the sale is subject to a senior mortgage recorded with Norfolk County Registry District of the Land Court as Document Number 1087779, as noted on Certificate of Title 100711.

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

The premises will be sold subject to and with the benefit of all rights, restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, condo liens, assessments, Title 5 requirements, if applicable, tenancies, rights of possession, building and zoning laws,

betterments, mortgages, liens or claims and all other claims in the nature of liens, if any there be, insofar as the same are still in force and applicable to the premises.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

If the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in order of their bid) provided that such other bidder deposits with Mortgagee's attorneys, Kline & Sanders, LLP, the amount of the required deposit as set forth below within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to such other bidder within thirty (30) days of the default.

TERMS OF SALE: Ten Thousand and 00/100 Dollars (\$10,000.00) is to be paid by certified check and/or bank cashier's check by the Purchaser at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check and/or bank cashier's check within thirty (30) days thereafter at the offices of Kline & Sanders, LLP, 233 Needham Street, Suite 460, Newton, MA 02464.

Other terms to be announced at the sale.

ROCKLAND TRUST COMPANY,
the present holder of said mortgage
by its attorney,
KLINE & SANDERS, LLP
233 Needham Street, Suite 460
Newton, MA 02464
(617) 964-2200