

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Margaret E. Meek fka Margaret E. Shea to Peoples Federal Savings Bank, dated April 29, 2008, recorded at Suffolk County Registry of Deeds in Book 43488, Page 18, and covering the premises located at 24 Newton Street, Brighton, Massachusetts 02135, (the "Premises"), of which mortgage Rockland Trust Company, as successor by merger to Peoples Federal Savings Bank, 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 **August 6, 2026 at 11:00 AM**, at or upon the mortgaged premises located at 24 Newton Street, Brighton, Massachusetts 02135, more particularly described below, being all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon known as No. 24 Newton Street in that part of the City of Boston called Brighton, and being shown as Lot 4 on a plan by H.R. Burrell, Surveyor, dated September 6, 1913, and duly recorded with Suffolk Deeds, Book 3775, Page 115, and bounded: Northeasterly by Newton, thirty-four and 9/10 (34.9) feet; Southeasterly by Lot 3 on said plan, eighty-six (86) feet; Southwesterly by Lot 2 on said plan, thirty-four and 9/10 (34.9) feet; Northwesterly by land now or late of Harvey, eighty-six (86) feet. Containing 3001 square feet according to said plan.

Hereby conveying with mortgage covenants the premises deeded to borrower by deed of George W Brady and Sadie Brady; said deed recorded with Suffolk County Registry of Deeds at Book 9965, Page 387; see also death certificate of William J. Shea recorded at Book 33142, Page 193.

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 codes and ordinances, 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