

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 Naveed Aslam and Saada A. Ibrahim to Coastal Heritage Bank dated July 29, 2020 and recorded with the Norfolk County Registry of Deeds in Book 38201, Page 370, 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 July 17, 2024 upon the mortgaged premises located at 63 Forge Road, Sharon, Massachusetts, being all and singular the premises described in said Mortgage, to wit:

The land with the improvements thereon in Sharon, Norfolk County, Massachusetts shown as Lot 117 on a plan entitled "Quail Ridge, A Cluster Subdivision in Sharon, Massachusetts, by Norwood Engineering Co., Inc., dated July 1, 1987" recorded with Norfolk Registry of Deeds as Plan No. 1549 of 1987 in Plan Book 363.

Said Lot contains 24,395 square feet more or less, according to said plan.

The Premises are subject to an Order of Conditions from the Town of Sharon Conservation Commission dated November 18, 1987, and recorded with said Deeds in Book 7840, Page 602.

The Premises are subject to and have the benefit of a Declaration of Covenants, Conditions and Restrictions dated October 1, 1990, and recorded with said Deeds in Book 8789, Page 1.

For title see deed dated September 30, 2004 and recorded in the Norfolk County Registry of Deeds in Book 21643, Page 224.

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, homeowner association liens, 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.

Coastal Heritage Bank
By its attorneys,
Laura White Brandow, Esquire
Moriarty Bielan & Malloy LLC
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