

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sonny Jerome to Eastern Bank, dated May 18, 2019 and recorded at Norfolk County Registry District of Land Court on June 19, 2019, Document No. 1423772, Certificate Number 174589, of which mortgage the undersigned is the present holder Eastern Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 12:00 PM, on August 22, 2024 on the mortgaged premises being known as 35 Reed Street, Randolph, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings and improvements thereon situated at 35 Reed Street, Randolph, MA 02368 and described as follows:

A certain parcel of land situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

Southerly by Reed Street as shown on plan hereinafter referred to, one hundred (100) feet;

Westerly by lot numbered 15A, as shown on said plan, ninety five (95) feet; and

Northerly by lots numbered 21 and 20, as indicated on said plan, one hundred (100.00) feet; and

Easterly by lot numbered 18A, as shown on said plan, ninety five (95) feet.

Said Parcel is shown as lots numbered 16A and 17A on a plan drawn by C.B. Humphrey District with Certificate of Title No. 21035, Sheet 2, Book 106, Plan.6472-G.

It is subject to first mortgage given to Mortgage Electronic Registration Systems, Inc. as a nominee for Randolph Savings Bank, dated September 13, 2016 and recorded at Norfolk County Registry District of Land Court on September 19, 2016, Document No.1362516, Certificate No.174589.

Being the same premises as conveyed to the mortgagor by deed of HSBC Bank USA, National Association, as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2005-FMI, dated April 26,2007, recorded at Norfolk County District of Land Court in Document No. 1127687, Certificate Number 174589.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

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.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: July 20, 2024

(signed:) Eastern Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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(617) 332-4700