

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
8 Country Way, Kingston

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jason M. Campanile and Jessica L. Campanile to NationsHeritage Federal Credit Union, said Mortgage dated February 25, 2008, and recorded in the Plymouth County Registry of Deeds in Book 35663 at Page 231, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 10:00 a.m. on January 9, 2015 on the mortgaged premises, located at 8 Country Way, Kingston, Plymouth County, all and singular the premises described in said mortgage,
To wit:

Locus: 8 Country Way, Kingston, MA, 02364

A certain parcel of land with the buildings thereon situated in the Town of Kingston, Plymouth County, Massachusetts, being shown as Lot #52 on a "Plan of Land Kingston, Mass., May 25, 1967, Robert G. McGlone, Surveyor and Engineer", which plan has been duly recorded at Plymouth County Registry of Deeds as Plan #62 of 1968 in Plan Book 14, Page 751, and being bound and described, all according to said plan as follows:

NORTHERLY by Country Way, one hundred seventy-six and 80/100 (176.80) feet;

EASTERLY by Lot #54, one hundred sixty-seven and 39/100 (167.39) feet;

SOUTHWESTERLY by land now or formerly of Akalay, by land now or formerly of Anzalone and by land now or formerly of Baile, one hundred seventy-seven and 71/100 (177.71) feet; and

WESTERLY by Lot #50, one hundred forty-nine and 43/100 (149.43) feet.

Containing 28,007 square feet of land, more or less.

Together with and subject to any reservations, and easements of record, if any, to the extent in force and applicable.

Being the same parcel conveyed to the mortgagor by deed from Fondas Polychronopoulos and Karen A. Polychronopoulous dated March 30, 2007 and recorded with said Registry of Deeds in Book 34321, Page 22.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of the sale: A deposit of SEVEN THOUSAND FIVE HUNDRED (\$7,500.00) DOLLARS in the form of a certified check or bank treasurer's check will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. TIME WILL BE OF THE ESSENCE.

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

HARBORONE BANK f/k/a
HARBORONE CREDIT UNION
Successor by merger to
NATIONSHERITAGE FEDERAL
CREDIT UNION
Present Holder of the Mortgage
By its attorney,

LAW OFFICE OF JOHN M. IACOI &
ASSOCIATES
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