

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Paul J. McDonnell and Beth E. McDonnell** to HarborOne Credit Union, dated November 4, 2010 and recorded with Plymouth County Registry of Deeds in Book 39241, Page 330, as affected by Modification dated December 1, 2016 and recorded with Plymouth County Registry of Deeds in Book 47892, Page 98 covering the premises located at **45 Spruce Street, Abington, Massachusetts** (the "Premises") of which mortgage HarborOne Bank f/k/a HarborOne Credit Union 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 **July 29, 2025** at 10:00AM, at or upon the mortgaged premises located at 45 Spruce Street, Abington, Massachusetts, more particularly described below, being all and singular the premises described in said mortgage, to wit:

The land with the buildings and structures now or hereafter standing or placed thereon situated in Abington, in the county of Plymouth, in the Commonwealth of Massachusetts, bounded and described as follows: NORTHERLY by a private way called Culver Street, one hundred fifty (150) feet; EASTERLY by land of owners unknown one hundred and nineteen (119) feet; SOUTHERLY by land now or formerly of James Murphy, et al, one hundred and sixty-one (161) feet; and WESTERLY by Spruce Street, one hundred and seventy-nine (179) feet. Excepting parcel deeded out at Book 4084, Page 611. Subject parcel is shown as Lot #1 on Plan entitled "Plan of Land in Abington, Mass." Dated August 15, 1974 and recorded with Plymouth County Registry of Deeds in Book 4084, Page 611. Containing according to said plan 11,096 square feet. Being the same premises conveyed to Paul J. McDonnell and Beth E. McDonnell by Deed of Michael L. Therrien dated February 19, 2004 recorded with the Plymouth County Registry of Deeds on February 19, 2004 in Book 27574, Page 287.

The Mortgagee reserves the right to 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, tenancies, rights of possession, building and zoning laws, betterments, 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: Fifteen Thousand and 00/100 Dollars (\$15,000.00) is to be paid in cash, 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.

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