

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Scott J. Murdock and Jacqueline N. Murdock** to HarborOne Bank, dated February 24, 2016 and recorded with Plymouth County Registry of Deeds in Book 46631, Page 75, covering the premises located at **34A Packet Landing, Pembroke, Massachusetts** (the "Premises") of which mortgage HarborOne 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 **July 30, 2025** at 10:00AM, at or upon the mortgaged premises located at 34A Packet Landing, Pembroke, Massachusetts, more particularly described below, being all and singular the premises described in said mortgage, to wit:

The dwelling unit located at Packet Landing, Pembroke, Plymouth County Massachusetts, and known as 9A of a condominium known as "Packet Landing Condominium IX" Created by a Master Deed dated 2/4/86 recorded with Plymouth County Registry of Deeds as Document 11111 1986, in Book 6574, Page 147, in accordance with the provisions of Massachusetts General Laws Chapter 183A, together with a 65% undivided interest in the common areas and facilities (the common elements) as described in said deeds as Plan 154 and 155 of 1986 with the master deed. For title reference see deed Scott J Murdock and Jacqueline N Murdock recorded with Plymouth County Registry of Deeds Book 26715 Page 173.

For informational purposes, the sale is subject to a senior mortgage recorded with Plymouth County Registry of Deeds in Book 55434, Page 188.

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