

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Rosemary Bolster f/k/a Rosemary Sweeney to HarborOne Credit Union dated July 16, 2012 and recorded with Norfolk County Registry of Deeds in Book 30211, Page 203 and covering the premises located at 14 Holland Avenue, Stoughton, Massachusetts 02072 (the "Premises") of which mortgage Eastern Bank successor by merger to 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 **April 30, 2026 at 10:00 AM**, at or upon the mortgaged premises located at 14 Holland Avenue, Stoughton, Massachusetts 02072, more particularly described below, being all and singular the premises described in said mortgage, to wit:

The land in Stoughton, Norfolk County, Massachusetts, shown as Lot B on a plan entitled "Plan of Land in Stoughton, Mass., belonging to Virginia E. Tracy, Scale 1" = 40', Sept. 9, 1964, Edward C. Peterson Reg. Prof. Eng. & Reg., Land Surveyor", duly recorded with Norfolk County Registry of Deeds in Book 4213, Page 422, bounded and described as follows: SOUTHERLY by Holland Avenue, shown as proposed Street on said plan, 100 feet; WESTERLY by land of Bradley C. and Alice G. Brusseau, as shown on said plan, 165 feet; NORTHERLY by land of Walter J. Jr., and Joan E. MacDonald, as shown on said plan, 100 feet; and EASTERLY by Lot A, as shown on said plan, 165 feet.

This conveyance made subject to restrictions and easements of record if any; meaning to convey hereby the same premises conveyed to us by Melvene Kane, Deed dated the 3rd day of October, 1970, and recorded in Norfolk County Registry of Deeds, Book 4692, Page 689.

Meaning and intending to convey and hereby conveying the same premises conveyed by Deed of Rosemary Sweeney f/k/a Rosemary Zanga dated October 29, 1993 and recorded with the Norfolk County Registry of Deeds at Book 10194, Page 265. The mortgagor expressly reserves her right of Homestead and does not wish to terminate her Homestead by granting the within conveyance notwithstanding her waiver of such Homestead in paragraph 24 of the within mortgage.

The Mortgagee reserves the right to cancel the sale for any reason or 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, if applicable, 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: Ten Thousand and 00/100 Dollars (\$10,000.00) is to be paid by 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 or wire transfer 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.

Eastern Bank successor by merger to
HarborOne Bank f/k/a HarborOne Credit Union,
the present holder of said mortgage
by its attorney,
KLINE & SANDERS, LLP
233 Needham Street, Suite 460
Newton, MA 02464
(617) 964-2200