

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Wayne Mathews to Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, Limited Partnership, dated October 20, 2022 and recorded in the Plymouth County Registry of Deeds in Book 57343, Page 215, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns to Cardinal Financial Company, Limited Partnership, recorded on November 10, 2023, in Book No. 58442, at Page 64

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 PM on March 12, 2024, on the mortgaged premises located at 420 Plymouth Street, Abington, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings thereon on the easterly side of Plymouth Street, in Abington, Plymouth County, Commonwealth of Massachusetts, containing 25,500 square feet, more or less, and bounded and described as follows:

Beginning at a stake in the easterly line of Plymouth Street, at the southwest corner of the lot, thence running Northerly, by said Plymouth Street, ninety-two (92) feet to a stake; thence turning and running Easterly, by land formerly of Arabella B. Warren, two hundred twenty (220) feet, more or less, to land formerly of Patrick Smith; thence turning and running Southerly, by land formerly of said Smith, one hundred forty and 65/100 (140.65) feet, more or less, to a stake; thence turning and running Westerly, by land now or formerly of Raymond M. Thompson et ux, two hundred nineteen and six-tenths (219.6) feet, more or less, to the point of beginning.

For mortgagor's(s') title see deed recorded with Plymouth County Registry of Deeds in Book 57343, Page 213.

These premises will 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 SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the

purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

CARDINAL FINANCIAL COMPANY, LIMITED
PARTNERSHIP
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
24768