

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 48 Indian Path, Hanson, MA 02341

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Daniel W. Sweeney and Emily S. Sweeney to City of Boston Credit Union, and now held by **City of Boston Credit Union**, said mortgage dated March 6, 2015 and recorded in the Plymouth County Registry of Deeds in Book 45297, Page 55, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on March 26, 2025 at 11:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated on Indian Path, Hanson, Plymouth County, Massachusetts, and being shown as Lot 16 on a certain plan entitled "Subdivision Plan of Land in Hanson, Wampatuck Park, June 20, 1969, Pilgrim Land Survey, Inc., Surveyors, Engineers" which plan is duly recorded with Plymouth Deeds as Plan #7 of 1970, sheet 1 of 2 sheets, Plan Book 15, Page 408 and bounded and described as follows:

NORTHEASTERLY by Indian Path shown on said plan as an unnamed street, by two lines measuring 122.55 feet and 27.45 feet respectively;

SOUTHEASTERLY by Lot 15, as shown on said plan, 235.06 feet;

SOUTHWESTERLY by Lots 21 and 22, as shown on said plan, 130.00 feet; and

NORTHWESTERLY by Lot 17, as shown on said plan, 278.74 feet.

Containing 35,657 square feet according to said plan.

Together with the right to use Indian Path and Indian Trail shown on said plan as unnamed streets for all purposes for which public ways are commonly used in the Town of Hanson, in common with others entitled thereto.

DEED REFERENCE: RECORDED HERewith

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated March 6, 2015 and recorded in the Plymouth County Registry of Deeds in Book 45297, Page 53.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
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Present Holder of the Mortgage
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