

MORTGAGEE'S SALE OF REAL ESTATE
139 Harold Street, Unit 1, Boston, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by Marouane Bah to Community Credit Union of Lynn, said Mortgage dated January 23, 2023 and recorded with the Suffolk County Registry of Deeds, in Book 68639, Page 56, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 11:00 a.m. on the 27th day of August 2025 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 139 Harold Street, Unit 1, Boston, MA02121

The legal description of the Mortgaged Premises is hereinafter the following:

Unit No. 1 (the "Unit") in the 139 Harold Street Condominium (the "Condominium"), located in Boston, Suffolk County, Massachusetts, created pursuant to and in accordance with the provisions of Massachusetts General Laws, Chapter 183A, as amended, by Master Deed dated February 22, 2018, recorded with the Suffolk County Registry of Deeds on February 23, 2018, in Book 59224, Page 180, as confirmed in Book 59989, Page 221, and as may be amended of record (the "Master Deed").

The Unit contains the area and is laid out as shown on the floor plans filed simultaneously with the Master Deed in Plan Book 2018, Page 104, to which is affixed a verified statement of a registered architect in the form formerly provided for in Massachusetts General Laws Chapter 183A, Section 8.

For Title reference, see Unit Deed of Marouane Bah dated October 12, 2018, and recorded with the Suffolk County Registry of Deeds, Book 60297, Page 263.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND (\$20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within fifteen (15) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Community Credit Union of Lynn. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Suffolk County Registry of Deeds in accordance with law.

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

COMMUNITY CREDIT UNION OF LYNN
By its attorney,
RICCARDO L. RULLO
LAW OFFICES OF FRANK. N DARDENO
424 BROADWAY
SOMERVILLE, MA 02145
617-666-2600

Dated: 07/16/2025