

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Paulo Pereira and Monica P. Conde to Community Credit Union of Lynn, dated October 9, 2019 and recorded at Essex County (Southern District) Registry of Deeds on October 9, 2019, in Book No. 37920, at Page 245, of which mortgage the undersigned is the present holder Community Credit Union of Lynn, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on March 26, 2026 on the mortgaged premises being known as 78 North Street, Danvers, MA, being all and singular the premises described in said mortgage to wit:

The land together with the buildings thereon, located in Danvers, Essex County, Massachusetts, bounded and described as follows:

NORTHEASTERLY: by North Street, as shown on a plan hereinafter described, one hundred ninety (190.00) feet;

SOUTHEASTERLY: by Lot A, as shown on said plan, one hundred fifty (150.00) feet;

SOUTHWESTERLY: by land now or formerly of Country Shore Corp., as shown on said plan, one hundred ninety (190.00) feet; and

NORTHWESTERLY: by Lot 101, as shown on said plan, one hundred fifty (150.00) feet .

Containing 28,500 square feet of land, more or less, as shown on said plan and being shown as Lot B on a plan entitled, "Plan of Land in Danvers, Mass., Owner: William G. and Jean L. Rogers, showing Lot A & Lot B," dated April 14, 1976, by Robert A. Keefe, Registered Land Surveyor, recorded with the Essex South District Registry of Deeds in Plan Book 139, Plan No. 36.

Being the same premises as conveyed to the mortgagor by deed of Luigi Vulaj, Trustee of the Vulaj Realty Trust, dated October 2, 2019, recorded at Essex County (Southern District) Registry of Deeds on October 7, 2021, in Book No. 37920, at Page 243.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: February 26, 2026

(signed:) Community Credit Union of Lynn
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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(617) 332-4700