

## **MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated December 3, 2028 from 130 Lincoln Street, LLC to Primary Bank recorded with the Suffolk County Registry of Deeds in Book 60484, Page 109, the undersigned Primary Bank being the present holder of said mortgage, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at:

**1 PM, Thursday, March 12, 2026**

upon the hereinafter-described premises, known as and numbered as 130 Lincoln Street, Unit B, Boston, Suffolk County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

Unit B in the Lincoln Loft Condominium in Boston, Suffolk County, Massachusetts, created by Master Deed dated July 26, 1982, recorded with Suffolk County Registry of Deeds on July 27, 1982 in Book 10008, Page 136, together with its undivided 5.6727% interest in Common Areas and Facilities of said Condominium, all as set forth and described in said Master Deed and plans recorded therewith.

Said unit is conveyed subject to and has the benefit of the following:

1. The provisions of Massachusetts General Laws, Chapter 183A, as may now and hereafter be amended.
2. The Lincoln Loft Condominium Master Deed as same may be restated and amended.
3. The Provisions and By-Laws of Lincoln Loft Condominium Trust, and amendments, rules and regulations that may be promulgated thereunder.
4. All matters of record stated or referred to in the Master Deed as completely as if set forth completely herein, including, but not limited to, the exhibits attached thereto, the reserved rights, privileges and easements of the Declarants and other unit owners, their successors and assigns.
5. Real estate taxes attributable to said unit for the current year which are not due and payable as of the date hereof.

The Unit has the benefit of the Common Elements, if any, shown on the plan recorded with the deed in Book 10283, Page 68. The Unit is laid out as shown on the plan recorded with the deed recorded in Book 10283, Page 68, which is a copy of a portion of the Floor Plans filed with the Master Deed and to which is affixed the verified statement required by Massachusetts General Laws, Chapter 183A, Section 9.

See Quitclaim Deed recorded herewith

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

**TERMS OF SALE:** The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control

in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

Primary Bank,  
By its Attorneys,  
CUNNINGHAM, MACHANIC, CETLIN,  
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