

CFPB likely to be curbed in a new Trump administration

► **THE FINE PRINT**
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defense of them.

What kind of rules?
Under rules promulgated by the CFPB, credit card companies would be required to cut late fees from \$35 to \$8 and reduce overdraft fees for bounced checks from \$35 to no more than \$14. The CFPB also proposed rules to remove medical debt from credit reports and require lenders to give homeowners behind on their mortgages more time and options to stave off foreclosure.

What happened during the first Trump administration?
Trump installed Mick Mulvaney, his director of the Office of Management and Budget, as acting director of the CFPB. Mulvaney cut back on the bureau's enforcement activity, slashed the budget, and lamented that the law creating the CFPB prevented him from shutting down the agency.

What was the record of the CFPB under the first Trump administration?
The amount of money the

agency won for consumers under Trump was markedly less than either the Obama or Biden administrations, with less than \$2 billion returned to consumers in the last three years of the Trump administration, compared to more than \$6 billion in the first three years of the Biden administration (no statistics are available for 2024).

How long has the CFPB been around?
Elizabeth Warren is widely credited with coming up with the idea for the CFPB in the aftermath of the financial crisis

of 2008, and with working with former president Barack Obama to set up the agency. She then returned to Massachusetts and won her Senate seat in 2012. (She was reelected to a third term on Tuesday.)

Can Trump eliminate the CFPB?

The CFPB has survived several legal challenges, mostly recently in May, when the Supreme Court rejected, 7 to 2, a challenge to the unusual way the agency is funded. Going forward, Congress could vote to repeal the law that created the CFPB in 2010, and if it did, it's likely Trump would sign it into law.

Consumer advocates are wary. "The CFPB was significantly weakened under the first Trump administration, and I hope that doesn't happen again," said Lauren Saunders, associate director at the Boston-based National Consumer Law Center.

What's happening at the FTC?

The FTC is chaired by another young, dynamic leader — Lina Khan, 35. (The CFPB's Chopra is 42.) Khan has brought antitrust suits against tech giants Meta, Amazon, and Microsoft, saying healthier market competition would benefit consumers. The FTC under Khan also brought suit against an online data collection broker to protect consumers' privacy.

What is the role of the FTC?



ANDREW HARNIK/ASSOCIATED PRESS

Rohit Chopra, director of the Consumer Financial Protection Bureau, is all but certain to be replaced by Donald Trump.

The FTC is a century-old agency that shares jurisdiction over federal civil antitrust law enforcement with the Department of Justice. The FTC is also authorized to challenge "unfair methods of competition" in the marketplace.

Is Khan likely to stay on as FTC chair under Trump?

Khan's three-year term expired in September. Under the law, she's allowed to continue as chair unless she is replaced. Days before the election, Elon Musk, the owner of X and a strong Trump supporter, wrote on his platform that Khan "will be fired soon." Last week, a powerful, Republican-controlled House Committee released a report accusing Khan of abusing her authority to promote "a left-wing agenda."

Are there other ways Trump may influence the world of consumer protectionism?

Many of the actions of the CFPB and FTC — and of other federal agencies — are routinely challenged by business interests in litigation before federal judges. More than 200 of Trump's nominees to the bench were confirmed by the Senate in his first administration, including three sitting Supreme Court justices. Trump's mark on the federal judiciary, where judges are appointed for life, will certainly grow in a second term and continue long into the future.

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NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 399 W Broadway, Unit 9-6, Boston, MA 02127
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Bernard A. Stelson to JPMorgan Chase Bank, N.A. and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, said mortgage dated December 10, 2014 and recorded in the Suffolk County Registry of Deeds in Book 53866, Page 38, said mortgage was assigned to JPMorgan Chase Bank, National Association to Community Loan Servicing, LLC by assignment dated July 9, 2021 and recorded with said Registry of Deeds in Book 65871, Page 283, said mortgage was assigned to Community Loan Servicing, LLC by assignment dated July 9, 2021 and recorded with said Registry of Deeds in Book 65871, Page 283, said mortgage was assigned to Natistar Mortgage LLC by assignment dated June 25, 2022 and recorded with said Registry of Deeds in Book 67854, Page 83, said mortgage was assigned from Natistar Mortgage LLC to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment dated February 12, 2024 and recorded with said Registry of Deeds in Book 69881, Page 140, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on December 10, 2024 at 12:00 PM Local Time upon the premises, directly in front of the building in which the unit is located, all and singular the premises described in said mortgage, to wit:
Land Situated in the City of Boston in the County of Suffolk in the State of MA
Unit 9-6 in the Mariners Condominiums (the "Condominium") located in the building constructed by Bernard A. Stelson West Broadway, (the "Building") in the City of Boston, Suffolk County, Massachusetts, a condominium established pursuant to Chapter 183A of the General Laws, and the laws of the State of Massachusetts (the "Condominium Law") by Master Deed (the "Master Deed") dated April 3, 1985, recorded with Suffolk County Registry of Deeds in Book 11509, Page 48.
The Unit is shown on the floor plans (the "Floor Plans") of the Building recorded as part of the Master Deed and on the copy of a portion of the Floor Plans attached to Unit Deed, recorded with Suffolk County Registry of Deeds in Book 61509, Page 331 to which is attached the verified statement of a registered architect in the form required by Section 9 of the Condominium Law, The Declaration of Trust of the Mariners Condominiums Trust (the "Condominium Trust"), including the By-Laws contained herein (the "By-Laws"), recorded with the Master Deed.
The Unit is conveyed together with:
An undivided 8.666% interest in the common area and facilities (the "Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.
Being the same property conveyed to Bernard A. Stelson by deed dated December 13, 1996 of record in Deed Book 21075, Page 264, in the County Clerk's Office.
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 December 13, 1996 and recorded in the Suffolk County Registry of Deeds in Book 21075, Page 264.
Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.
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.
Brook & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust
Present Holder of the Mortgage
(401) 217-8701

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Thomas J. MacDonald to Mortgage Electronic Registration Systems, Inc., as nominee for VIP Mortgage Corporation, its successors and assigns, dated December 14, 2004 and recorded with the Essex County (Southern District) Registry of Deeds at Book 26397, Page 349 as affected by a Loan Modification recorded on February 4, 2016 in said Registry of Deeds at Book 34699, Page 210 as affected by a Loan Modification recorded on December 15, 2017 in said Registry of Deeds at Book 36410, Page 534, subsequently assigned to Ocwen Loan Servicing, LLC by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Essex County (Southern District) Registry of Deeds at Book 20600, Page 102, subsequently assigned to Natistar Mortgage LLC by Ocwen Loan Servicing, LLC by assignment recorded in said Essex County (Southern District) Registry of Deeds at Book 32698, Page 235, subsequently assigned to Select Portfolio Servicing, Inc. by Natistar Mortgage LLC by assignment recorded in said Essex County (Southern District) Registry of Deeds at Book 37207, Page 429 for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 AM on November 26, 2024 at 10 Oak Road, Middleton, MA, all and singular the premises described in said Mortgage, to wit:
The land in Middleton, Essex County, Massachusetts, together with the buildings and improvements thereon situated at 10 Oak Road, formerly known as 10 Oak Street, with a right of way to and from Maple Street in said Middleton, said right of way being granted five (5) feet on either side of center of beaten path for all purposes and a right of way to and from the Ipswich River, for all purposes. Said premises being lots numbered 8, 9, and 10 on plan of the Lots in Middleton for sale by Catherine Donovan and surviving by Andrew Nicholas, dated December 15, 2011, recorded in the South District Registry of Deeds for Essex County at Salem, MA in Plan Book 18, Plan 16. The most Northerly point of said lots on the right of way running from said Maple Street under the Boston and Maine Railroad, the lots are further bounded and described as follows, and more particularly bounded and described as follows:
WESTERLY By the aforesaid right of way from Maple Street, in two lines, one of fifty (50) feet, the other of one hundred (100) feet;
SOUTHERLY By Lot 11, on said plan about ninety-two (92) feet;
EASTERLY By another right of way along the edge of the river meadow straight and then a curved line, about two hundred (200) feet;
NORTHERLY By Lot 7 on said plan, about fifty-five (55) feet.
For title see deed recorded at said Deeds at Book 25533 Page 540.
The premises are to be sold subject to and with the benefit of easements, encumbrances, covenants, conditions and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.
TERMS OF SALE: FIVE THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is received. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.
Other terms, if any, to be announced at the sale.
Select Portfolio Servicing, Inc.
Present Holder of said Mortgage,
By its Attorneys,
ORLANDO PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
23-0000890

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LEGAL NOTICE
Notice is hereby given that the Conservation Commission of the City of Waltham will hold a Public Meeting at 7:00 p.m. on Thursday, November 21, 2024, under Chapter 131, Section 40 of MGL, on the following Request for Determination of Applicability Applicant: Dor Rubin. Project Location: 3 Chester Brook Road, Map R033, Block 003, Lot 002B. Project Description: Second floor addition on existing footprint.
Pursuant to relevant legislation, including Mass. Acts 2023 c.2, 2022 c.107, and 2021 c.20, this meeting will take place remotely. Public access will be available by Zoom on the website for the meeting will be provided on the agenda posted on the Conservation Commission page of the City's website not less than 48 hours prior to the meeting. All Open Meeting Law requirements will be met.
Members: Chair Alexander Sbordone, Vice Chair William Doyle, PE, Philip Moser, Michael Donovan, Gerard Dufromont, Louis Andrews, Gloria Champion.

LEGAL NOTICE
Pursuant to Chapter 255 Section 17 of the General Laws of Massachusetts, Boston Harbor Sailing Club, Inc. has a lien for boat storage in the amount of \$21,945.00 plus interest, additional storage costs and legal fees and costs on M/V CRAFTY CONSULTANT (NH 2581 YL) with a Hull Identification Number FDA36119F owned by Robert Lemieux 115 Lowell Street, Methuen, MA 02844 and P.O. Box 251 Dracut, MA 01926, that is stored at Boston Harbor Sailing Club, Inc.'s property at 65 East India Row, 30E, Boston, Massachusetts 02210. Said vessel will be sold at public auction at Boston Harbor Sailing Club, Inc.'s property at 65 East India Row, 30E, Boston, Massachusetts 02210, on Friday, February 28, 2025, at 12:00 p.m. unless said owner comes forward to satisfy said lien. All inquiries should be directed to Attorney David S. Smith 978-744-8918 or dsmith@isfirm.com.



DANYSON TAVARES

Danyson Tavares, the new executive director of the Boston Society of Architecture, wants the group to make inroads into public schools and issues such as affordable housing.

CEO seeks corporate clients

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today, while that number remains under 10 percent in the US. One big reason: Efficiency in Chinese automotive manufacturing has made electric cars more affordable, with many cars in China being assembled in plants with few or no people present (so-called "lights-out" factories, because the machines can run with the lights off).
"This is a big industry," McNeill said. "We are in second place, with a first-place runner that is running at a much faster pace than us."
Autonomous taxis have already shaken up life in Wuhan and other Chinese cities, upending the current ride-share business model there. Changes are coming to the US, just not as quickly: He said Alphabet's Waymo is the clear leader among US autonomous car businesses, followed by GM's Cruise and then Tesla, though investors are betting Tesla will catch up to its rivals.
McNeill said he tries to ride in a robotaxi any chance he can get when he visits San Francisco, where Waymo offers the service. (A few days after his presentation, Zoxx announced it would soon offer robotaxis there as well.)
"I was nervous for the first 60 seconds, and after that, you just sort of go, 'Wow, this is a surreal, futuristic, magical experience,'" McNeill said. "I can see why the market will flip very quickly."

Katz is quite busy with his legal practice, helping clients with corporate and investment transactions. But now Katz has an added responsibility: co-leading the firm's Boston office.
Katz took over in August for Marc Rubenstein as co-managing partner of the Boston office in the Prudential tower, where more than 500 attorneys work, making Ropes the biggest law firm in Boston and the office the largest of the firm's 14 locations. Katz, who has been with Ropes for 23 years, shares the co-manager role with Renata Ferrari.
In his first 100 days, he's been meeting with employees, community leaders, and Ropes clients in the city. He expects his legal practice will still consume the majority of this time, but he's enjoying the new role, and getting out into the community, such as hanging out with local business leaders at the Boston College Chief Executives Club.
Part of the fun comes from Boston's diverse economy. For example, the city is the leading hub for private equity and for life sciences, two sectors where Ropes has major practices.
"It is especially gratifying to be the co-managing partner of our Boston office because as a firm, we focus on sectors that shape the global economy," Katz said. "And much of that happens right here in Boston, in biotech, cancer treatment and private equity."

him — a Black man, the son of immigrants, who grew up in Dorchester and graduated from high school in Brockton.
But he's determined to change that, and now he has a new role that's well-suited to pursuing that mission. He just became executive director of the nearly 4,500-member Boston Society for Architecture, the field's primary trade group in Boston, joining from YouthBuild Boston, a career-training nonprofit geared for young people in the city that he led for much of this year. Before his time with YouthBuild, Tavares worked as a designer and project manager at local architectural firms such as DiMella Shaffer and Imai Keller Moore Architects. (Tavares sits on the BSA board but is stepping down to take this new job.)
Tavares wants the BSA to make inroads into public schools, and to convene around relevant public policy issues such as the need for affordable housing. He's taking over for Eric White, who left the job last year.
Tavares said he's looking forward to recruiting a more diverse group of newcomers into the field, a shift that could have positive consequences for how Boston buildings get designed.
"Our built environment is a massive part of how we interact with the city [but] it's being designed with one perspective," Tavares said. "It was such an opportunity I couldn't pass up to be really a part of the change I wanted to see in architecture."

When Danyson Tavares looks around the architecture firms in Boston, he's hard pressed to find other people like

The BSA lands a new director

When Danyson Tavares looks around the architecture firms in Boston, he's hard pressed to find other people like

Katz takes lead role in local Ropes office
Ropes & Gray partner Jeff

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