COMMONWEALTH OF MASSACHUSETTS
SALE OF REAL ESTATE
UNDER M.G.L. c. 183A:6

By virtue of a Judgment and Order of the Middlesex Superior Court (Docket No. 2581CV02393) in favor of the Trustees of the Riverview-in-Cambridge Condominium Trust (the "Trust") against Gail Flynn and Secretary of Housing and Urban Development, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as 221 Mount Auburn Street, Unit 106, Middlesex County, Cambridge, Massachusetts, for the purpose of satisfying said lien, the real estate will be sold at Public Auction commencing at 1:00 p.m. on December 3, 2026 at 221 Mount Auburn Drive, Middlesex County, Cambridge, Massachusetts. The real estate to be sold is more particularly described as follows:

DESCRIPTION:

Unit Address: 221 Mount Auburn Street, Middlesex County, Cambridge, Massachusetts

Unit 106 (the Unit) of the Riverview-in-Cambridge Condominium (the "Condominium") created pursuant to Master Deed dated April 14, 1972 and record with the Middlesex County Registry of Deeds at Book 12188, Page 401, which Unit is shown on the Floor Plans filed with said Master Deed, to which is affixed a verified statement in the form required by chapter 183A, Section 9 of the General Laws.

The Unit is conveyed together with an undivided .00858 percent interest in the common areas and facilities described in the Master Deed and in the Declaration of Trust of the Riverview-in-Cambridge Condominium Trust, recorded with the Middlesex Registry of Deeds at Book 12188, Page 415, the organization of unit owners through which the Condominium is managed and regulated; and the exclusive right to use any storage space to which there is direct access from the Unit and the right to use in common with other unit owners the common storage room located in the Building.

The Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, easements, agreements, restrictions, and covenants of the Condominium, as set forth in said Master Deed and Floor Plans; the Declaration of Trust of Riverview-in-Cambridge Condominium recorded with said Master Deed; and real estate taxes not yet due and payable as of the date hereof.

Said Unit is further subject to and with the benefit of easements, rights, restrictions and agreements of record, if any there may be, insofar as the same are now in force and applicable.

For title see Unit Deed to Gail Flynn dated December 30, 1976 and recorded with the Middlesex County Registry of Deeds in Book 13127, Page 321.

In the event of a typographical error or omission contained in this publication, the description of the real estate contained in said Unit Deed shall control.

TERMS OF SALE:

1. A non-refundable deposit payable by certified check or by bank check in the amount of *FIVE THOUSAND DOLLARS ($5,000.00)* shall be payable at the time and place of the Auction.

2. The balance of the purchase price is to be paid to the Trust by certified check or by bank check within thirty (30) days from the date of the Auction.

3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days from the date of the Auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessment liens or claims in the nature or liens or encumbrances is made in the Auctioneer's Release Deed.

4. Additionally, and not by way of limitation, the sale or the real estate shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.

5. No representation is or shall be made as to any amount of real estate taxes, which may be due and outstanding.

6. The successful bidder shall pay the future condominium common charges (including any special assessment installments that become due), commencing with the date of the Auction.

7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.

8. No representation is or shall be made as to the condition of the real estate or the Condominium. The real estate shall be sold "as is."

9. Other terms, if any, shall be announced at the Auction.

10. This Auction is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the Condominium Trust's counsel, Scott G. Ofrias, Moriarty Bielan & Gamache LLC, One Adams Place, 859 Willard Street, Suite 440, Quincy, Massachusetts 02169 (781) 817-4900.

Riverview-in-Cambridge Condominium Trust
By its Board of Trustees

By its attorney,

/s/ Scott G. Ofrias
Scott G. Ofrias (BBO #697908)
MORIARTY BIELAN & GAMACHE LLC
One Adams Place
859 Willard Street, Suite 440
Quincy, MA 02169
781.817.4900
sofrias@mbgllc.com

Dated: November 3, 2026