

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE
UNDER M.G.L. C.183A §6

By virtue of Judgment and Order of Cambridge District Court (Docket No. 2452CV0206), in favor of TRUSTEES OF RIVER COURT CONDOMINIUM TRUST against Christina S. Chu and Eileen Y. Chu establishing a lien pursuant to M.G.L.c.183A §6 on the real estate known as Unit 412 of River Court Condominium at 10 Rogers Street Cambridge, Middlesex County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 2:00 PM, June 3, 2025, Unit 412 of River Court Condominium at 10 Rogers Street Cambridge, Middlesex County, Massachusetts. The premises to be sold are more particularly described as follows:

All that certain premises and proportionate interest in River Court Condominium situated in Cambridge, Middlesex County, Massachusetts more particularly described as follows:

Unit 412 of River Court Condominium at 10 Rogers Street (The "Unit"), a unit in the Condominium at 10 Rogers Street, Cambridge, Middlesex County, Massachusetts, known as River Court Condominium (the "Condominium"), created pursuant to and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated February 21, 1989 and recorded with the Registry on February 24, 1989 in Book 19666, page 285 as amended (hereinafter referred to as the "Master Deed").

The Post Office address of the Unit is:
10 Rogers Street
Cambridge, MA 02142

Said Unit is Conveyed together with:

1. An undivided .2483% interest appertaining to the Unit in the Common Areas and facilities of the Condominium, .2483% of which is attributable to the Unit and Parking space no.(s) 234 as described in Paragraph 2 below.
2. The Exclusive Right and Easement to Use parking space no.(s) 234 as shown on the Plans hereinafter defined;
3. The Exclusive right and Easement to use the terrace and/or balcony to which the Unit has direct access, if any, as shown on the plans hereinafter defined.

Filed with the original Unit Deed to the Grantor is a copy of a portion of the Plans entitled "River Court Condominium" prepared by Steffian Bradley Associates, Inc., dated February 21, 1989, consisting of (17) sheets and filed with the Master Deed (hereinbefore and hereinafter referred to as the "Plans"), affixed to which is the verified statement of a registered architect, certifying that said copy of a portion of the Plans shows the unit designation of the Unit and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit, its locations,

dimensions, approximate area, main entrance, and immediate common area to which it has access, as built.

The Unit is intended to be used solely for the purposes set forth in Section 8 of the Master Deed, and is subject to the restrictions as set forth in Section 9 of said Master Deed.

The Unit is further subject to such rules and regulations governing the details of the operation and use of the common areas and facilities, as may now, at any time and from time to time be adopted, amended or rescinded by the Trustees of River Court Condominium Trust (without consent of the Unit Owners), and such restrictions on and requirements respecting the use, occupancy and maintenance of the Units and the use of the common areas and facilities, as contained in the River Court Condominium Trust, which are designed to prevent unreasonable interference with the use by the Unit Owners of their Units and of the common areas and facilities.

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

- TERMS OF SALE:
1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand (\$5,000.00) Dollars for the unit shall be payable at the Auction.
 2. The balance of the purchase price is to be paid within thirty (30) days 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 of auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
 4. Additionally, and not by way of limitation, the sale 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 taxes due and outstanding.
 6. The successful bidder shall pay the future condominium common charges 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 Premises or the Condominium. The Premises shall be sold "as is".
 9. Other items, if any, shall be announced at the sale.
- The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Sean Tiernan, Allcock & Marcus, LLC, 10 Forbes Road, Suite 400W, Braintree, MA 02184, (781) 884-1660.

TRUSTEES OF RIVER COURT
CONDOMINIUM TRUST,
By their Attorneys

ALLCOCK & MARCUS, LLC



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