

**LEGAL NOTICE
TOWN OF CHARLEMONT
CUSTODIAN OF TAX TITLE POSSESSIONS**

**SALE OF TAX TITLE POSSESSION
M.G.L. CHAPTER 60, SECTION 77B**

**MONDAY, JULY 25, 2022, 6:30 PM
TOWN HALL
157 MAIN STREET
CHARLEMONT, MASSACHUSETTS**

Notice is hereby given that on July 25, 2022 at 6:30 PM at the Town Hall, pursuant to the provisions of Massachusetts General Laws, Chapter 60, §77B; Lynn Hathaway, the Tax Title Custodian for the Town of Charlemont, intends to sell the hereinafter described parcel of land at public auction by sealed bid.

Parcel I

Land with any buildings thereon located on High Street identified by Charlemont Assessors as Map 19, Parcel 26. See Final Judgment of Foreclosure of the Massachusetts Land Court entered on April 28, 2021 and recorded at the Franklin Registry of Deeds in Book 7762, Page 10.

Parcel II

Land with any buildings thereon located on Heath Stage Terrace identified by Charlemont Assessors as Map 5, Parcel 14 Lot 16. See Final Judgment of Foreclosure of the Massachusetts Land Court entered on April 14, 2022 and recorded at the Franklin Registry of Deeds in Book 7989, Page 298.

Parcels III and IV

Land with any buildings thereon located on Thunder Lane identified by Charlemont Assessors as Map 16, Parcel 16 and Map 16, Parcel 17. See Final Judgment of Foreclosure of the Massachusetts Land Court entered on June 21, 2022 and recorded at the Franklin Registry of Deeds.

Sale of the above-described parcels will be made to the highest bidder at an open and competitive sealed bid auction. The Custodian reserves the right to reject any and all bids at the sale or any adjournment thereof which, she, in her sole discretion, deems inadequate. Bids for the above-described parcel must be submitted with a deposit of \$500.00. The deposit must be in the form of cash, certified check, money order or bank check. NO PERSONAL CHECKS WILL BE ACCEPTED. The remainder of the purchase price must be paid by August 25, 2022 or sooner by cash, certified check, money order, bank check or attorney IOLTA check. Failure to pay the remainder of the purchase price by August 25, 2022 will result in the forfeiture of the deposit to the Town of Charlemont.

If you wish to obtain further information about these parcels, you are encouraged to call or visit the Custodian, Lynn Hathaway.

This auction sale may be subject to additional terms and conditions.

TERMS AND CONDITIONS OF SALE

Property to be sold “as is, where is” to the highest bidder. Successful bid must approximate the fair value of the property.

The Custodian reserves the right to reject any and all bids at the sale or any adjournment thereof which, in her sole discretion, she deems inadequate.

The deposit must be in the form of certified check, money order or bank check or attorney IOLTA check. NO PERSONAL CHECKS WILL BE ACCEPTED. The remainder of the purchase price must be paid by August 25, 2022 or sooner by certified check, money order, bank check or attorney IOLTA check. Failure to pay the remainder of the purchase price by August 25, 2022 will result in the forfeiture of the deposit to the Town of Charlemont and the sale will be made to the second highest bidder.

All Buyers will be required to 1) sign and file a disclosure statement pursuant to M.G.L. c. 7, § 40J giving the names and addresses of all persons who will have a beneficial interest in the property with the Commissioner of Capital Asset Management and Maintenance; 2) sign under the penalties of perjury an affidavit indicating that no one who would gain equity in the property has been convicted of a crime involving the willful and malicious setting of a fire

or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; or is delinquent in the payment of real estate taxes to the Town of Charlemont, or if delinquent, that a pending application for abatement of such tax, or a pending petition before the appellate tax board has been filed in good faith.

All buyers will be required to pay pro forma taxes as required by M.G.L. c. 44, § 63A, the fee for recording the Treasurer's Deed, and a special assessment of \$500 for closing costs.

Properties are sold subject to all applicable septic/disposal system inspection/upgrade requirements as set forth in the Department of Environmental Protection's Title 5 310 CMR, Section 15.301(f).

Additional terms and conditions may apply.