

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF GEORGETOWN**

Notice is Hereby Given that on **Tuesday, September 26, 2023 at 12:00 p.m. (noon)** at the Georgetown Town Hall, 1 Library Street, Georgetown, Massachusetts, the Town's Tax Title Custodian acting on behalf of the Town of Georgetown and in accordance with the provisions of Massachusetts General Laws Chapter 60, Section 77B, SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by the Town through Tax Title Foreclosure. Bidder registration will commence at 11:00 a.m.

A certain parcel of vacant land with located at 4 Silver Mine Lane in Georgetown, Massachusetts, containing .91 acres, more or less, shown as Assessor's Parcel 11-1A, and being the premises described in a Judgment in Tax Lien Case recorded with the Southern Essex District Registry of Deeds in Book 20985, Page 162 and an Instrument of Taking recorded with said Registry in Book 11069, Page 319. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

A certain parcel of vacant land located at 6 Silver Mine Lane in Georgetown, Massachusetts, containing 1.11 acres, more or less, shown as Assessor's Parcel 11-1B, and being the premises described in a Judgment in Tax Lien Case recorded with the Southern Essex District Registry of Deeds in Book 20985, Page 162 and an Instrument of Taking recorded with said Registry in Book 11069, Page 320. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

A certain parcel of vacant land located at North Street in Georgetown, Massachusetts, containing .20 acres, more or less, shown as Assessor's Parcel 17-15, and being the premises described in a Judgment in Tax Lien Case recorded with the Southern Essex District Registry of Deeds in Book 23128, Page 29 and an Instrument of Taking recorded with said Registry in Book 5589, Page 284. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

A certain parcel of vacant land located at 17 Lake Shore Drive in Georgetown, Massachusetts, containing .28 acres, more or less, shown as Assessor's Parcel 21-70, and being the premises described in a Judgment in Tax Lien Case recorded with the Southern Essex District Registry of Deeds in Book 27505, Page 28 and an Instrument of Taking recorded with said Registry in Book 5589, Page 291. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

A certain parcel of vacant land located at 0 Thurlow Street Rear in Georgetown, Massachusetts, containing .71 acres, more or less, shown as Assessor's Parcel 12/64A, and being the premises described in a Judgment in Tax Lien Case recorded with the Southern Essex District Registry of Deeds in Book 31518, Page 127 and an Instrument of Taking recorded with said Registry in Book 27302, Page 235. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

A certain parcel of vacant land located at 40 Beverly Drive in Georgetown, Massachusetts, containing .75 acres, more or less, shown as Assessor's Parcel 21-141, and being the premises described in a Judgment in Tax Lien Case recorded with the Southern Essex District Registry of Deeds in Book 32654, Page 546 and an Instrument of Taking recorded with said Registry in

Book 11069, Page 265. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

A certain parcel of vacant land located at 19 Jewett Street in Georgetown, Massachusetts, containing 8.12 acres, more or less, shown as Assessor's Parcel 17-119B, and being the premises described in a Deed recorded with the Southern Essex District Registry of Deeds in Book 10006, Page 358 and an Instrument of Taking recorded with said Registry in Book 26354, Page 597. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation.

TERMS AND CONDITIONS

1. A Five Thousand Dollar (\$5,000.00) deposit will be required to pre-qualify for auction participation for each parcel as specified above. Deposits shall be in the form of money order or certified or bank check to the Town of Georgetown. Cash will not be accepted.

2. The parcel is sold to the highest bidder "AS IS" with no guarantees as to the condition of the improvements and/or for further construction and/or improvements to the parcel and/or environmental conditions thereon and/or the insurability or marketability of title other than that the title has been foreclosed upon by the Land Court.

3. The following persons shall not be qualified to be the successful bidder: (1) the prior owner of the property or his/her agent, representative, assign or straw; (2) any person currently delinquent in paying his/her own personal taxes or other charges to the Town of Georgetown; (3) any person who was the subject of a tax title foreclosure by the Town; and (4) any person who has ever 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.

4. The successful bidder shall sign a Memorandum of Sale and shall have thirty (30) days to pay the balance due. Failure to close within 30 days will result in the loss of the deposit. Any and all bids may be rejected if it is deemed by the Custodian to be in the best interest of the Town. The successful bidder will be required to pay real estate taxes, a deed recording fee of \$155.00, and the legal fees (\$400.00) associated with the sale. A 7% buyer's premium will be charged to the successful bidder.

5. Pro forma taxes will be calculated from the date the successful bidder delivers the balance of the purchase price to the Town through Fiscal Year 2024, that is, through June 30, 2024, pursuant to the requirements of G.L. c. 44, §63A.

6. The successful bidder will be required to pay legal fees of \$400.00 per parcel for legal services provided to the Town by K.P. Law, P.C. in conjunction with the auction.

7. The successful bidder will be required to execute a Disclosure Statement as required by G.L. c. 7C, §38 and a Certificate of Compliance pursuant to G.L. c. 60, §77B.

8. Any and all bids at such sale or any adjournment thereof may be rejected if in the Custodian's opinion no bid is made which approximates the fair value of the property.

9. Any materials or documents concerning this auction prepared or furnished by the Town or its employees or agents are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and draw their own conclusions.