

AT LEAST FOURTEEN DAYS before the date of sale this NOTICE MUST BE SENT BY REGISTERED MAIL, to the person who was the owner of record immediately prior to the acquisition by the city or town of the title to the property. If such owner of record is deceased, notice should be sent to each interested heir or devisee as appearing in the probate records.  
A SIMILAR NOTICE MUST BE POSTED in two or more convenient and public places in the city or town.

STATE TAX  
FORM 472

CUSTODIAN'S NOTICE OF SALE  
THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF RICHMOND  
OFFICE OF THE CUSTODIAN  
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE

RECEIVED

NOV 04 2021

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED:  
NAME OF FORMER OWNER OF RECORD

TOWN OF RICHMOND  
TOWN CLERK

Rose Land Co. LTD., P. O. Box 371, West Stockbridge, MA 01266  
Rose Land Co. LTD., c/o Westbridge Associates, 1 Albany Street, West Stockbridge, MA 01266  
Rose Land Co. LTD., c/o Fredric E. Rutberg, Esq., 36 Cliffwood Street, Stockbridge, MA 01262

*Posted  
11:30  
AM*

**NOTICE IS HEREBY GIVEN THAT on Friday, the 19<sup>th</sup> day of November, 2021 at 10:00 A.M., in the parking lot of the Richmond Town Hall, 1529 State Road, Richmond, MA 01254, acting on behalf of the Town of Richmond and in accordance with the provisions of Acts of 1938, Chapter 358, Section 2, as amended by Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 1947, Chapter 224, Section 1; Section 77B of Chapter 60.**

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter property acquired by said city or town by foreclosure of the tax title thereon.

**DESCRIPTION OF PROPERTY TO BE SOLD**  
(THE DESCRIPTION MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)

LOCATION OF PROPERTY:

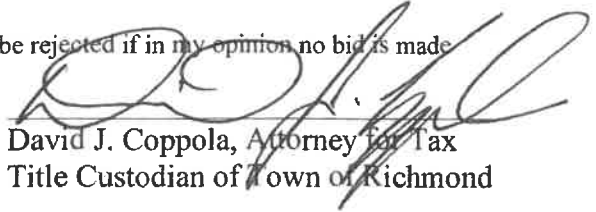
**Land in said Richmond, at 0 East Road, shown as Parcel Identification Number 408.0-0112-1000.0 in the office of the Assessors of the Town of Richmond, and being the premises described in Berkshire Middle District Registry of Deeds, Book 1158, Page 321.**

Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 4547, Page 200.

TERMS AND CONDITIONS OF SALE

**The successful bidder will be required to pay a non-refundable deposit in cash or check at the auction, in the amount of \$250.00, the pro forma real estate tax for the remainder of fiscal year 2022, and a deed recording fee in the amount of \$155.00. The balance of the purchase price and all fees must be paid on or before December 17, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.**

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

  
David J. Coppola, Attorney for Tax  
Title Custodian of Town of Richmond

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

NOTICE OF TAX POSSESSION CUSTODIAN'S  
SALE OF LAND IN RICHMOND, MASSACHUSETTS

By virtue of the authority vested in the tax possession custodian for the Town of Richmond under General Laws Chapter 60, Section 77B, as amended, the following property "As-Is" located in the Town of Richmond will be offered for sale at public auction on Friday, November 19, 2021, at 10:00 A.M., in the parking lot of the Richmond Town Hall, 1529 State Road, Richmond, MA. The right is reserved to reject any or all bids. At the auction, the successful bidders will be required to pay a nonrefundable deposit in an acceptable check or cash as listed below. The balance of the sale price must be paid on or before December 17, 2021. In addition to the purchase price the successful bidder must pay the pro forma real estate tax for the remainder of fiscal year 2022 as provided for in General Laws, Chapter 44, Section 63A, and a deed recording fee.

The successful bidders will be required to execute a statement under Section 40J Chapter 579 of the Acts of 1980 and an affidavit under the provisions of Chapter 803 of the Acts of 1986. The property is being sold **As Is**. Additional terms and conditions will be announced at the auction.

Land at 0 East Road, containing approximately 0.47 acres, shown as Lot 1000.0, Block 0112 on Assessors' Map 408.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 1158, Page 321. Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 4547, Page 200. Assessed value \$2,600.00. Nonrefundable Deposit \$250.00.

RECEIVED

NOV 04 2021

TOWN OF RICHMOND  
TOWN CLERK

*Posted  
11:30  
AM*