

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, and as authorized by a Special Town Meeting Vote dated September 23, 2020 approving the sale of non-tax possession properties by the Board of Selectmen pursuant to General Law, Chapter 30B, Section 16, the following properties "As-Is" located in the Town of Richmond will be offered for sale at public auction on Wednesday, January 13, 2021, at 12:00 P.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 bank check as listed below. The balance of the sale price must be paid on or before February 12, 2021. In addition to the purchase price the successful bidder must pay the pro forma real estate tax for the remainder of fiscal year 2021 and the entire fiscal year 2022 as provided for in General Laws, Chapter 44, Section 63A, a legal fee of \$600.00 for the costs incurred by the Town related to the auction 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 properties are being sold **As Is**. Additional terms and conditions will be announced at the auction.

Land with buildings, at 238 Swamp Road, containing approximately 2.5 acres, shown as Lot 0000.0, Block 0007 on Assessors' Map 103.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 1502, Page 213. Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 4552, Page 63. Assessed value \$306,700.00. Nonrefundable Deposit \$10,000.00.

Land at 0 Grist Mill Road, containing approximately 2.5 acres, shown as Lot 1000.0, Block 0089 on Assessors' Map 402.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 1050, Page 622. Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 2783, Page 108. Assessed value \$169,900.00. Nonrefundable Deposit \$2,500.00.

Land with buildings, containing approximately 0.27 acres, at 8 Willow Road, shown as Lot 0000.0, Block 0024 on Assessors' Map 104.0 as described in a deed registered in the Berkshire Middle District Registry of Deeds, Certificates of Title 8525 and 8526. Tax Title registered in Berkshire Middle District Registry of Deeds, Document Number 27161. Assessed value \$39,100.00. Nonrefundable Deposit \$1,000.00.

Land at 0 Walnut Road, containing approximately 0.16 acres, shown as Lot 0000.0, Block 0005 on Assessors' Map 101.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 826, Page 132. Tax Title recorded in

Berkshire Middle District Registry of Deeds, Book 1109, Page 818. Assessed value \$900.00. Nonrefundable Deposit \$100.00.

Land at 0 Walnut Road, containing approximately 0.08 acres, shown as Lot 0000.0, Block 0003 on Assessors' Map 101.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 540, Page 590. Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 1094, Page 1225. Assessed value \$500.00. Nonrefundable Deposit \$100.00.

Land at 0 Maple Road, containing approximately 0.08 acres, shown as Lot 0000.0, Block 0046 on Assessors' Map 101.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 540, Page 551. Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 968, Page 674. Assessed value \$500.00. Nonrefundable Deposit \$100.00.

Land at 0 State Road, containing approximately 0.88 acres, shown as Lot 1000.0, Block 0041 on Assessors' Map 408.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 497, Page 511. Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 717, Page 443. Assessed value \$4,600.00. Nonrefundable Deposit \$100.00.

Land at 0 Elm Road, containing approximately 0.11 acres, shown as Lot 1000.0, Block 0014 on Assessors' Map 104.0 as described in a deed to the Town registered in the Berkshire Middle District Registry of Deeds, Certificate of Title 4218. Assessed value \$600.00. Nonrefundable Deposit \$100.00.

Land at 0 Oak Road, containing approximately 0.16 acres, shown as Lot 0000.0, Block 0025 on Assessors' Map 101.0 as described in a deed to the Town recorded in the Berkshire Middle District Registry of Deeds, Book 3880, Page 347. Assessed value \$900.00. Nonrefundable Deposit \$100.00.

Land at 0 Oak Road, containing approximately 0.16 acres, shown as Lot 0000.0, Block 0026 on Assessors' Map 101.0 as described in a deed to the Town recorded in the Berkshire Middle District Registry of Deeds, Book 3880, Page 347. Assessed value \$900.00. Nonrefundable Deposit \$100.00

Land at 0 Walnut Road, containing approximately 0.16 acres, shown as Lot 0000.0, Block 0004 on Assessors' Map 101.0 as described in a deed to the Town recorded in the Berkshire Middle District Registry of Deeds, Book 5123, Page 158. Assessed value \$900.00. Nonrefundable Deposit \$100.00

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TOWN OF RICHMOND
TOWN CLERK