

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF HOLLISTON

NOTICE OF PUBLIC AUCTION FOR THE SALE OF TAX POSSESSIONS

NOTICE IS HEREBY GIVEN THAT on the 25th day of October, 2017 at 11 o'clock a.m. in the Selectmen's Room, Town Hall, 703 Washington Street, Holliston, Mass., pursuant to 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; Chapter 436 of the Acts of 1997, M.G.L. Chapter 60, Section 77B and by virtue of the authority vested in me as Custodian of Tax Possessions, IT IS MY INTENTION TO SELL AT PUBLIC AUCTION for the TOWN OF HOLLISTON the following parcels for fair market value.

BUYERS SHOULD BE AWARE THAT THE TOWN OF HOLLISTON DOES NOT WARRANTY OR GUARANTEE THIS PROPERTY TO BE IN CONFORMITY WITH EXISTING ZONING BY-LAWS OR OTHER APPLICABLE CODES OR REGULATIONS.

LIST OF PARCELS TO BE OFFERED

PREVIOUS ASSESSED OWNER:

CARLSON, HOWARD

Land situated at Bayberry Lane, Holliston, containing approximately .46 acres and shown on the Town of Holliston Assessor's Map as Map 14, Block 1, Lot 82 and being the same premises recorded in Middlesex South District Registry of Deeds in Book 16678, Page 46.

Final Judgment foreclosing rights of redemption dated September 13, 2002, recorded in Middlesex South District Registry of Deeds in Book 37042, Page 419. Tax title recorded in the Middlesex South District Registry of Deeds in Book 21195, Page 272.

PREVIOUS ASSESSED OWNER:

**DAVIES, JONATHAN J., DAVIES, MICHAEL
AND LEWIS, STEVEN C.**

Land situated at 0 Washington Street, Holliston, containing approximately 2.01 acres and shown on the Town of Holliston Assessor's Map as Map 5, Block 1, Lot 47 and being the same premises recorded in Middlesex South District Registry of Deeds in Book 14241, Page 519.

Final Judgment foreclosing rights of redemption dated June 19, 2015, recorded in Middlesex South District Registry of Deeds in Book 66100, Page 11. Tax title recorded in the Middlesex South District Registry of Deeds in Book 54317, Page 169.

PREVIOUS ASSESSED OWNER:

GARDNER, PAUL R.

Land situated at 28 Maple Dell Lane, Holliston, containing approximately .42 acres and shown on the Town of Holliston Assessor's Map as Map 8F, Block 9, Lot 26 and being the same premises recorded in Middlesex South District Registry of Deeds in Book 38889, Page 212.

Final Judgment foreclosing rights of redemption dated July 22, 2011, recorded in Middlesex South District Registry of Deeds in Book 57317, Page 372. Tax title recorded in the Middlesex South District Registry of Deeds in Book 50537, Page 50.

PREVIOUS ASSESSED OWNER: PESCATORE, RALPH AND PESCATORE,
MICHAEL

Land situated at 1549 Washington Street, Holliston, containing approximately .57 acres and shown on the Town of Holliston Assessor's Map as Map 5, Block 3, Lot 89 and being the same premises recorded in Middlesex South District Registry of Deeds in Book 16039, Page 208.

Final Judgment foreclosing rights of redemption dated February 13, 2015, recorded in Middlesex South District Registry of Deeds in Book 65171, Page 495. Tax title recorded in the Middlesex South District Registry of Deeds in Book 51951, Page 335.

PREVIOUS ASSESSED OWNER: PESCATORE, RALPH A AND PESCATORE,
MICHAEL

Land situated at 1551 Washington Street, Holliston, containing approximately 1.67 acres and shown on the Town of Holliston Assessor's Map as Map 5, Block 3, Lot 43 and being the same premises recorded in Middlesex South District Registry of Deeds in Book 17610, Page 194.

Final Judgment foreclosing rights of redemption dated June 8, 2015, recorded in Middlesex South District Registry of Deeds in Book 65714, Page 287. Tax title recorded in the Middlesex South District Registry of Deeds in Book 51951, Page 334.

PREVIOUS ASSESSED OWNER: PESCATORE, RALPH A AND PESCATORE,
MICHAEL

Land situated at 1557 Washington Street, Holliston, containing approximately .57 acres and shown on the Town of Holliston Assessor's Map as Map 5, Block 3, Lot 63 and being the same premises recorded in Middlesex South District Registry of Deeds in Book 16039, Page 207.

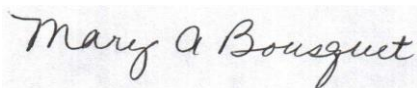
Final Judgment foreclosing rights of redemption dated December 17, 2014, recorded in Middlesex South District Registry of Deeds in Book 64999, Page 541. Tax title recorded in the Middlesex South District Registry of Deeds in Book 51951, Page 336.

TERMS AND CONDITIONS OF SALE

1. The successful bidder must deposit with the Town Treasurer a security deposit in the form of a Treasurer's check in the amount as follows:
\$1,000 for 28 Maple Dell Lane and 0 Washington Street
\$5,000 for Bayberry Lane
\$10,000 for 1549, 1551, and 1557 Washington Street (this will be one offering)

2. The balance will be due and payable to the Town Treasurer via a Treasurer's check within 30 days from the date of the auction. Pro forma taxes required by Massachusetts General Laws Chapter 44 Section 63A must also be paid prior to the issuance of the deed.
3. Failure to pay the balance in full within 30 days from the date of the auction will result in the forfeiture of the deposit as required above in item one.
4. If the above property being auctioned contains a building serviced by a septic system, the successful bidder is required by law to have the septic system inspected within six months after the date of the deed from the Town in accordance with the provisions of 310 MR Section 15.301(f).
5. The buyer shall also pay the cost of all legal services to the Town regarding the sale of the property and the cost of recording the deed conveying the real estate at the time the balance of the purchase price is paid. This amount is \$1,500.
7. The buyer shall also pay a "buyers' premium" of 8% of the sale price to the Town to cover the cost of the auction at the time of closing.
8. A \$125 Treasurer's check made payable to the Middlesex South District Registry of Deeds is required for the recording of the deed.

The successful bid must approximate the fair value of the property. 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. Property to be sold "as is" to the highest bidder. Property is sold subject to all applicable laws, statutes, codes, regulations and ordinances; the Custodian makes no warranty as to compliance with the same. The Custodian further makes no warranty or guarantee as to any right of use and occupancy.

A handwritten signature in cursive script that reads "Mary A Bousquet". The ink is dark and the signature is written on a light-colored, slightly textured background.

Mary A. Bousquet, Custodian