

**TOWN OF WRENTHAM
Tax Possession Auction**

RECEIVED
TOWN CLERK'S OFFICE
WRENTHAM, MA
2017 MAR -7 AM 9:55

To Whom It May Concern:
You are hereby notified that:

Under the provisions of Massachusetts General Laws Chapter 60 § 77B, and by virtue of the power vested in me as Tax Title Custodian of the Town of Wrentham, it is my intention to sell at public auction on **TUESDAY, MARCH 28, 2016 at 12:00 PM** at the **WRENTHAM TOWN HALL, 79 SOUTH STREET, WRENTHAM, MA 02093**, the following described properties:

PARCEL I

35 Industrial Road

Land and buildings located at 35 Industrial Road bounded and described in a deed from Poirier Heat Treating recorded December 20, 1988 in Norfolk County Registry of Deeds. Book 8191, Page 74 and shown on Assessor's records as Map J-11-01-06.

Taking Recorded at Norfolk County Registry of Deeds, Book 23304, Page 585, on January 12, 2006.
Judgment Recorded in Norfolk County Registry of Deeds, Book 28796, Page 221 on May 12, 2011.

PARCEL II

246 Forest Grove Avenue

Land and buildings at 246 Forest Grove Avenue bounded and described in a deed from Roderick C. Dwyer, recorded July 28, 1955 in Norfolk County Registry of Deeds Book 3390, Page 440 and shown on Assessor's records as Map M-13-16-24.

Taking Recorded at Norfolk County Registry of Deeds, Book 13084, Page 564, on December 21, 1998.
Judgment Recorded in Norfolk County Registry of Deeds, Book 32815, Page 74 on January 2, 2015.

PARCEL III

165 East Side Road

Property: Land with a Dwelling thereon containing about .11 acre(s)

Location: 165 EAST SIDE RD
Parcel Number: K-08-01-0006-
Book: 5901 Page: 255.

Taking Recorded at Norfolk County Registry of Deeds, Book 25320, Page 563, on November 27, 2007.
Judgment Recorded in Norfolk County Registry of Deeds, Book 33945, Page 155, March 25, 2016.

NOTE: The Town anticipates offering Parcel IV together with property known and numbered as 170 East Side Road, should such be foreclosed under the provisions of Massachusetts General Laws, Chapter 60, Section 79.

The properties will be sold "as is" with no warranty or representation as to marketability of title, to build-ability, or other productive use, either alone or in combination with other land. The successful bidder(s) at said auction will be required to make a minimum down payment of \$10,000. Payment of the balance of the consideration, plus a buyer's premium equivalent to 8% of the final sale price, will be due no later than 30 days after the date of said auction. The successful bidder(s) will be responsible for payment of pro-rata taxes allocable to the days ensuing in the current fiscal year after the date of such deed, per M.G.L. c.44, § 63A, plus any and all recording charges and registry stamps. All payments to the Town are to be made by bank cashier's check or certified check, unless otherwise announced. The successful bidder will be required to execute a Statement of Beneficial Interest as required by M.G.L. c. 7, § 40J, a Memorandum of Sale, and a Certificate of Compliance pursuant to M.G.L. c. 60 § 77B. Upon receipt of the full payment, the Tax Title Custodian shall execute, and deliver the deed necessary to transfer the title of the Town to such properties sold. The Tax Title Custodian reserves the right to reject any and all bids at said auction if of the opinion that no bid is made which approximates the fair value of the properties, may withdraw any of the parcels being offered for sale, and may adjourn said auction for such periods as she deems expedient.

Upon receipt of the balance of the consideration the premises shall be conveyed by a Release Deed, subject to all matters of record, to this Notice of Sale, the Town of Wrentham's Regulations for Auction Sale of Tax Possessions, and to the Memorandum of Sale. The Regulations for Auction Sale are available for inspection at the office of the Town Treasurer, 79 South Street, Wrentham, MA 02093, prior to the auction date. The Memorandum of Sale will be made available for inspection on the date and time of the public auction as indicated above. Other terms and conditions may be announced at the time of the auction. **PREREGISTRATION BEGINS AT 11:30 O'CLOCK, P.M.** Questions regarding the auction may be referred to The Zekos Group, 382 Boston Turnpike, Suite 222, Shrewsbury, MA 01545, 508-842-9000, MA Lic. #104. Legal questions regarding the sale may be directed to John D. Finnegan, Esq., Hill Law, 43 Thorndike Street, Cambridge, MA 02141, Tel: 617-494-0800; Fax: 617-494-8300.

**KAREN F. JELLOE, TREASURER COLLECTOR
AND TAX TITLE CUSTODIAN FOR
THE TOWN OF WRENTHAM**

Date: March 7, 2017
