

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF ADAMS
OFFICE OF THE CUSTODIAN**

Notice is hereby given that on **Tuesday, the 17th of May 2022 at 1 PM** at the Adams Visitors Center located at 3 Hoosac Street in Adams, acting on behalf of the Town of Adams and in accordance with the provisions of Massachusetts General Laws, Chapter 60 §77B, **I SHALL OFFER FOR SALE AT PUBLIC AUCTION** the hereinafter described properties acquired by said town by foreclosure of the tax titles thereon.

1. Property Address: 71 CENTER STREET

A parcel of land containing 0.04 acres more or less with any buildings thereon, situated at 71 CENTER STREET and described in a deed recorded in Book 1196, Page 658 at the Northern Berkshire Registry of Deeds and in Assessors' Map 115, Parcel 69.2.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 333 with the Final Judgment in Tax Lien Case No. 18 TL 000845 recorded in Book 1714, Page 549.

Property Address: 79 CENTER STREET

A parcel of land containing 0.04 acres more or less with any buildings thereon, situated at 79 CENTER STREET and described in a deed recorded in Book 1214, Page 39 at the Northern Berkshire Registry of Deeds and in Assessors' Map 115, Parcel 69.6.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 348 with the Final Judgment in Tax Lien Case No. 18 TL 000849 recorded in Book 1682, Page 1082.

Property Address: 77 CENTER STREET

Land in the Town of Adams with buildings or structures thereon located at 77 CENTER STREET, identified in Adams Assessors Map 115 Parcel 69.5, containing 0.04 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 1059 Page 909.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 333. The Judgment in Tax Lien Case No. 18 TL 000845 is recorded in Book 1714, Page 549.

2. Property Address: 0 EAST ROAD

Land in the Town of Adams with buildings or structures thereon located at 0 EAST ROAD, identified in Adams Assessors as Map 111 Parcel 17.03, containing .41 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 685 Page 605.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1389, Page 299. The Judgment in Tax Lien Case No. 15 TL 000447 is recorded in Book 1581, Page 407.

3. Property Address: 25 SPRING STREET

Land in the Town of Adams with/without buildings or structures thereon located at 25 SPRING STREET, identified in Adams Assessors as Map 116.0 Lot 0071.0, containing 0.030 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 1210 Page 832.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 346. The Judgment in Tax Lien Case No. 18 TL 001513 is recorded in Book 1707, Page 919.

4. Property Address: 2 FIRST STREET

Land in the Town of Adams with/without buildings or structures thereon located at 2 FIRST STREET, identified in Adams Assessors as Map 116 Parcel 154, containing 0.550 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 1534 Page 302.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 391. The Judgment in Tax Lien Case No. 19 TL 000412 is recorded in Book 1706, Page 999.

5. Property Address: 25 COLUMBIA STREET

Land in the Town of Adams with/without buildings or structures thereon located at 25 COLUMBIA STREET, identified in Adams Assessors as Map 112 Parcel 19.1, containing .08 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 1213 Page 355.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1389, Page 310. The Judgment in Tax Lien Case No. 11 TL 141930 is recorded in Book 1703, Page 450.

6. Property Address: 43 E. HOOSAC STREET

Land in the Town of Adams with/without buildings or structures thereon located at 43 E. HOOSAC STREET, identified in Adams Assessors as Map 112.0 Lot 0240.0, containing 0.250 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 935 Page 532.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 325. The Judgment in Tax Lien Case No. 18 TL 000844 is recorded in Book 1699, Page 160.

7. Property Address: 40 COMMERCIAL STREET

Land in the Town of Adams with/without buildings or structures thereon located at 40 COMMERCIAL STREET, identified in Adams Assessors as Map 119.0 Lot 0100.0, containing 0.19 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 482, Page 322.

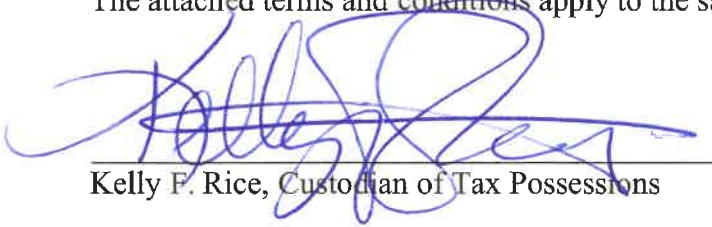
The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 276. The Judgment in Tax Lien Case No. 18 TL 000574 is recorded in Book 1689, Page 741.

8. Property Address: 17 SPRING STREET

Land in the Town of Adams with/without buildings or structures thereon located at 17 SPRING STREET, identified in Adams Assessors as Map 115.0 Lot 041.0 containing 0.160 acres more or less; further described in the Northern Berkshire Registry of Deeds Book 1518 Page 405.

The Tax Taking is recorded in Northern Berkshire County Registry of Deeds in Book 1644, Page 389. The Judgment in Tax Lien Case No. 18 TL 000846 is recorded in Book 1686, Page 411.

The attached terms and conditions apply to the sale of all parcels herein advertised.



Kelly F. Rice, Custodian of Tax Possessions

TOWN OF ADAMS - SALE OF TAX POSSESSIONS TERMS AND CONDITIONS

1. Properties will be sold “as is”. The Town of ADAMS its Custodian, employees, representatives and/or agents make NO REPRESENTATIONS AS TO THE CONDITION OF ANY STRUCTURES OR THE INSURABILITY OR MARKETABILITY OF THE TITLE OTHER THAN THE TITLE VESTS IN THE TOWN OF ADAMS by LAND COURT DECREE.
2. Prospective purchasers are responsible for investigating the suitability of the parcel(s) for their intended purpose prior to the auction.
3. All properties will be sold subject to any existing environmental conditions, if any, including but not limited to hazardous waste conditions, which may or may not be in compliance with any applicable laws, policies or regulations.
4. Any error, misstatement or omission in the description of the property will not annul the sale or be grounds for any abatement or compensation.
5. The following person(s) 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 property taxes or other charges to the TOWN OF ADAMS; and (3) any person who was or is currently a party to a tax title foreclosure by the TOWN OF ADAMS.
6. Upon receipt of full payment, the Town Treasurer will execute, deliver, and record on behalf of the TOWN OF ADAMS a deed transferring title of said parcel to the successful buyer.
7. The successful buyer will be required to: 1) sign and file a disclosure statement pursuant to M.G.L. c. 7, § 40J giving the names and addresses of all persons who will have a beneficial interest in the property with the Commissioner of Capital Asset Management and Maintenance; and 2) sign under the penalties of perjury an affidavit indicating that no one who would gain equity in the property has 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; or is delinquent in the payment of real estate taxes to the TOWN OF ADAMS or, if delinquent, that a pending application for abatement of such tax, or a pending petition before the appellate tax board or the county commissioners has been filed in good faith.
8. In order to qualify as a bidder and bid at auction one must be present with a deposit check of \$5,000.00. The deposit must be in the form of certified check, money order or bank check or attorney IOLTA check. NO PERSONAL CHECKS WILL BE ACCEPTED. An additional deposit, bringing the total deposit to 10 percent of the high bid, must be paid within 5 days, by May 23, 2022. The remainder of the purchase price must be paid within by certified check, money order, bank check or attorney IOLTA check by June 16, 2022. Failure to pay the remainder of the purchase price by June 16, 2022 will result in the forfeiture of the deposit to the TOWN OF ADAMS and the subject property will be sold to the second highest bidder.
9. Pro forma taxes will be calculated and must be paid pursuant to M.G.L. c. 44, §63A.
10. The balance of the contract sale amount, **the 7% buyer’s premium**, special assessment of \$500 for closing costs, pro forma taxes, and the deed recording fee of \$155.00 must be paid by June 16, 2022. Failure to pay the remainder of the balance by June 16, 2022 will result in the forfeiture of the deposit to the TOWN OF ADAMS and the sale will be made to the second highest bidder.
11. All parcels will be sold as is. If the premises are serviced by a septic/disposal system, Buyer will be solely responsible for inspecting and/or upgrading the system in accordance with DEP Title 5 310 CMR, Section 15.301(f) after the recording of the Treasurer’s Deed.
12. The Custodian reserves the right to reject any bid at the auction or any adjournment thereof which, in his/her opinion, does not meet the minimum bid or approximate the fair market value of the property.