

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF DOUGLAS

**OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE**

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

Heirs, Successors & Assigns of
Francis J Venincasa
C/O Katherine H Hamelin
10 Burnap Road
Sutton MA 01590

NOTICE IS HEREBY GIVEN THAT ON Tuesday, the 27th day of April, 2021 at 12:00 Noon,
Outside at the Douglas Municipal Center located at 29 Depot Street Douglas MA, Cheryl J. Vaidya,
Tax Title Custodian, acting on behalf of the Town of Douglas and in accordance with the provisions of
Acts of 1038, Chapter 358, Section 2 as amended by the Acts of 1939, Chapter 123, Acts of 1941,
Chapter 296, Acts of 947, Chapter 22, Section 1; Section 77B of Chapter 60.

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

DESCRIPTION OF PROPERTY TO BE SOLD

Location of Property

A certain parcel of land said to contain 1.613 Acres, more or less, located at 64
Webster Street; known as Assessor's Map 199 Parcel 10 (FKA Map 35 Block 20D) Parcel
90. Deed recorded at the Worcester Registry of Deeds Book 6447 Page 120.

Tax Taking Recorded at Worcester Registry of Deeds Book 16187 Page 142.
See Land Court Judgment recorded with Worcester Registry of Deeds Book 21609 Page 193.

TERMS AND CONDITIONS OF SALE

The parcel being offered for sale has been taken by the Town of Douglas for the non-payment of taxes due thereon and are subject to tax title accounts, which have not been redeemed. The Treasurer reserves the right to remove this parcel from the auction if the tax title is redeemed, or for any other reason. The parcel is being sold "As Is" and without covenants. Any individual interested in purchasing any of the parcels being sold at this Auction should conduct an independent investigation and inspection of the parcels before entering a bid. Sale will be made to the highest bidder at an open and competitive auction; however, the Treasurer

may reject any and all bids at the sale or any adjournment thereof, which she, in her sole discretion, deems inadequate. The minimum bid amount, if any, for each parcel will be announced prior to offering that parcel for sale and may be either higher or lower than the redemption amount.

Bidders must provide a deposit of \$5,000.00 for this parcel at the time of the bidding. This deposit must be in the form of certified check or bank cashier's check. No personal checks will be accepted. The remainder of the purchase price must be paid within thirty (30) days by wire, certified or bank check, or an Attorney IOLTA check. Failure to pay the remainder of the purchase price within thirty (30) days will result in the forfeiture of your deposit to the Town of Douglas. Deposits for bidders that do not purchase a parcel will be returned the day of the auction.

Pursuant to M.G.L. c. 44, Section 63A, the successful bidder is required, as a condition of the sale, to pay the Town:

- 1) a pro-rata amount of the Municipal Real Estate Taxes based upon the Fiscal Year 2021 tax rate multiplied by the purchase price; and
- 2) for closings scheduled between January 2 and June 30th, a pro forma payment of the Municipal Real Estate Taxes in lieu of taxes for the next succeeding fiscal year, also based upon the Fiscal Year 2021 tax rate multiplied by the purchase price.

The successful bidder is also required, as a condition of the sale, to authorize the Treasurer to record his deed, and shall pay the expense of such recording which is \$155.00, in addition to the respective purchase price, an 7% 'Buyer's Premium' and a special assessment of \$500.00 per Parcel for legal fees.

If you wish to obtain further information about any parcel listed, you are encouraged to examine the maps and records at the Douglas Assessors' Office. The auction sale may be subject to additional terms and conditions.

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



Cheryl J. Vaidya, Tax Title Custodian