

AT LEAST FOURTEEN DAYS before the date of sale this NOTICE MUST BE SENT BY REGISTERED MAIL, to the person who was the owner of record immediately prior to the acquisition by the city or town of the title to the property. If such owner of record is deceased, notice should be sent to each interested heir or devisee as appearing in the probate records.

A SIMILAR NOTICE MUST BE POSTED in two or more convenient and public places in the city or town.

STATE TAX  
FORM 472

CUSTODIAN'S NOTICE OF SALE  
THE COMMONWEALTH OF MASSACHUSETTS

**CITY OF NORTH ADAMS**

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

Walter R. Mazza, Wheel Estates Mobile Home Park, 3 Sterling Dr., North Adams, MA. 01247

**NOTICE IS HEREBY GIVEN THAT on Thursday, October 15, 2020 at 11:00 AM at the Noel Field Athletic Complex, Rear 201 State Street, North Adams MA 01247**, acting on behalf of the City of North Adams and in accordance with 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; Section 77B of Chapter 60.

**I SHALL OFFER FOR SALE AT PUBLIC AUCTION** the hereinafter property acquired by said city by foreclosure of the tax titles thereon.

**DESCRIPTION OF PROPERTY TO BE SOLD**  
(THE DESCRIPTION MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)

LOCATION OF PROPERTY:

Land in said North Adams, with the buildings thereon, at 2438 Mohawk Tl., shown as Parcel 6 on Assessors' Map 8, described in Berkshire No. Dist. Deeds, B. 1486, P. 295. Supposed subsequent owner: Walter R. Mazza

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1542, Page 686.

**TERMS AND CONDITIONS OF SALE**

**The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$2,000.00, and the pro forma real estate tax for the remainder of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$900.00 at closing. The balance of the purchase price and all fees must be paid on or before November 18, 2020. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.**

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.

  
**James E. Coppola, Jr.**  
**Attorney for Ross A. Vivori, Tax Possession Custodian**  
**For the City of North Adams**

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

Lawrence A. Lescarbeau, Jr., Trustee of the 306 Union Street Nominee Trust  
299 W. Main St.  
North Adams, MA 01247-4076

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LOCATION OF PROPERTY:


Land in said North Adams, with the buildings thereon, at 306 Union St., shown as Parcel 12 on Assessors' Map 108, described in Berkshire No. Dist. Deeds, B. 1234, P. 766.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1374, Page 142.

TERMS AND CONDITIONS OF SALE

**The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$2,000.00, and the pro forma real estate tax for the remainder of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$900.00 at closing. The balance of the purchase price and all fees must be paid on or before November 18, 2020. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.**

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

Maureen Catelotti, 1823 Enterprise Lane, Lot 229, Titusville, FL 32796-3948  
Maureen Catelotti, 17 Cherry St., North Adams, MA 01247  
Sharon Montanaro, 63 Morton Dr., Warwick, RI 02888

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LOCATION OF PROPERTY:


Land in said North Adams at 178 Ashland St., shown as Parcel 17 on Assessors' Map 171, described in Berkshire No. Dist. Deeds, B. 910, P. 657.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1020, Page 717.

TERMS AND CONDITIONS OF SALE

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Anne Marie Miller, 170 Eagle St., Apt. 1, North Adams, MA 01247  
Ralph L. Miller, Jr., 170 Eagle St., Apt. 1, North Adams, MA 01247  
Amanda S. Miller, 333 Walnut St., North Adams, MA 01247

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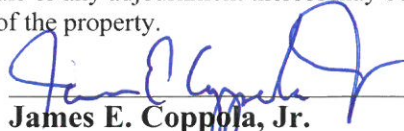
Land in said North Adams at 408 West Main St., shown as Parcel 39 on Assessors' Map 129, described in Berkshire No. Dist. Deeds, B. 1182, P. 5.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1566, Page 1086.

TERMS AND CONDITIONS OF SALE

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Michael D. Kemp, 60 North St., North Adams, MA 01247  
Carol J. Kemp, 60 North St., North Adams, MA 01247

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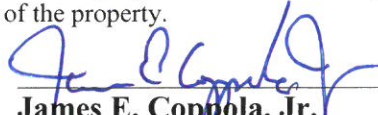
Land in said North Adams at 60 Beaver St., shown as Parcel 52 on Assessors' Map 108, described in Berkshire No. Dist. Deeds, B. 776, P. 1131.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1477, Page 750.

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Sherry A. Pinsonneault, 339 River St., North Adams, MA 01247-3208

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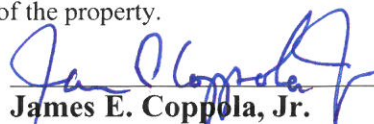
Land in said North Adams at 158 State St., shown as Parcel 57 on Assessors' Map 151, described in Berkshire No. Dist. Deeds, B. 577, P. 256 and Berkshire Probate 91P0652, Supposed subsequent owner: Sherry A. Pinsonneault.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 961, Page 280.

TERMS AND CONDITIONS OF SALE

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Joseph H. Ames, 76 Russellville Rd., Amherst, MA 01225-0312  
Carol E. Klemm, P.O. Box 170, Pownall, VT 05261-0107  
Robert C. Delisle, 12 Wellesley Rd., Danvers, MA 01923-1722  
Karen J. Delisle, 11211 SW 129 Ct., Apt. 129, Miami, FL 33186  
Scott Delisle, 6 Kling Ter., Voorheesville, NY 12186-9545  
Robin Gregory, 45 Plymouth St., Pittsfield, MA 01202-7715

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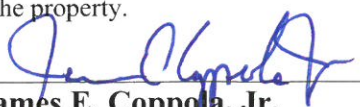
Land in said North Adams at 460-466 Church St., shown as Parcel 41 on Assessors' Map 216, described in Berkshire No. Dist. Deeds, B. 677, P. 806.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 961, Page 327.

**TERMS AND CONDITIONS OF SALE**

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Deborah L. Baribeau, 208 Walker St., North Adams, MA 01247-2879  
Kelly J. King, 1088 Massachusetts Ave., North Adams, MA 01247-2230

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LOCATION OF PROPERTY:


Land in said North Adams at 34 Harrison Ave., shown as Parcel 138 on Assessors' Map 153, described in Berkshire No. Dist. Deeds, B. 814, P. 913.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1477, Page 751.

TERMS AND CONDITIONS OF SALE

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Dennis C. Mroz, 36 Porter St., Apt. 4, North Adams, MA 01247-4098

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LOCATION OF PROPERTY:

Land in said North Adams at 6 Meadow St., shown as Parcel 9 on Assessors' Map 124, described in Berkshire No. Dist. Deeds, B. 799, P. 475 and 477.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 961, Page 304.

TERMS AND CONDITIONS OF SALE

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Patrick J. Cavanaugh, 31 Herrick St., Beverly, MA 01915

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Land in said North Adams at 301-305 River St., shown as Parcel 99 on Assessors' Map 81, described in Berkshire No. Dist. Deeds, B. 1001, P. 773.

Tax Title recorded in Berkshire North District Registry of Deeds, Book 1411, Page 1041.

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