

NOTICE OF TAX POSSESSION CUSTODIAN'S
SALE OF LAND IN NORTH ADAMS, MASSACHUSETTS

By virtue of the authority vested in me as tax possession custodian for the City of North Adams under General Laws Chapter 60, Section 77B, as amended, I shall offer for sale at public auction on Thursday, October 15, 2020, at 11:00 A.M., at the Noel Field Athletic Complex, Rear 201 State Street, North Adams, MA 01247 the following parcels of land located in the City of North Adams. The right is reserved to reject any or all bids. At the auction the successful bidders will be required to pay a nonrefundable deposit in cash or acceptable bank check in the amount of \$2,000.00 for 2438 Mohawk Trail and 306 Union Street and a nonrefundable deposit of \$500.00 for all other properties. The balance of the sale price must be paid within thirty days of the auction. In addition to the purchase price the successful bidder must pay the pro forma real estate tax for the remainder of fiscal year 2021 as provided for in General Laws, Chapter 44, Section 63A, a legal fee of \$900.00 for the costs incurred by the City related to the auction and a deed recording fee of \$155.00.

The successful bidders will be required to execute a statement under Section 40J Chapter 579 of the Acts of 1980 and an affidavit under the provisions of Chapter 803 of the Acts of 1986. The properties are being sold **As Is**. Additional terms and conditions will be announced at the auction.

Land with buildings, at 2438 Mohawk Trail, shown as Lot 6 on Assessors' Map 8 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 1486, Page 295. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1542, Page 686.

Land the buildings, at 306 Union St., shown as Lot 12 on Assessors' Map 108 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 1234, Page 766. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1374, Page 142.

Land at 178 Ashland St., shown as Lot 17 on Assessors' Map 171 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 910, Page 657. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1020, Page 717.

Land at 408 West Main St., shown as Lot 39 on Assessors' Map 129 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 1182, Page 5. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1566, Page 1086.

Land at 60 Beaver St., shown as Lot 52 on Assessors' Map 108 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 776, Page 1131. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1477, Page 750.

Land at 158 State St., shown as Lot 57 on Assessors' Map 151 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 577, Page 256 and Berkshire Probate Case 91P0652. Tax Title recorded in Berkshire North District Registry of Deeds, Book 961, Page 280.

Land at 460-466 Church St., shown as Lot 41 on Assessors' Map 216 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 677, Page 806. Tax Title recorded in Berkshire North District Registry of Deeds, Book 961, Page 327.

Land at 34 Harrison Ave., shown as Lot 138 on Assessors' Map 153 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 814, Page 913. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1477, Page 751.

Land at 6 Meadow St., shown as Lot 9 on Assessors' Map 124 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 799, Pages 475 and 477. Tax Title recorded in Berkshire North District Registry of Deeds, Book 961, Page 304.

Land at 301-305 River St., shown as Lot 99 on Assessors' Map 81 as described in a deed recorded in the Berkshire North District Registry of Deeds, Book 1001, Page 773. Tax Title recorded in Berkshire North District Registry of Deeds, Book 1411, Page 1041.

**For additional information on each property please go to
www.northadams-ma.gov**

Ross A. Vivori
Tax Possession Custodian for
The City of North Adams