COMMONWEALTH OF MASSACHUSETTS TOWN OF DALTON

Notice is Hereby Given that on Thursday, October 20, 2022 at 12:00 p.m. (noon) at 32 River Street, Dalton, Massachusetts, the Town's Tax Title Custodian acting on behalf of the Town of

Dalton and in accordance with the provisions of Massachusetts General Laws Chapter 60, Section 77B, SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by the Town through Tax Title Foreclosure. Bidder registration will commence at 10:00 a.m. The property may be viewed commencing at 10:00 a.m.

A certain parcel of vacant land, containing .054± acres, with a 912± S.F. rowhouse thereon, in shell condition, located at 32 River Street, Dalton, Massachusetts, shown as Assessor's Parcel 114-89, and being the premises described in a Judgment in Tax Lien Case recorded with the Berkshire Middle Registry of Deeds in Book 6441, Page 1 82, and an Instrument of Taking recorded with said Registry in Book 3910, Page 308. A Five Thousand Dollar ($5,000.00) deposit will be required to pre-qualify for auction participation.

# TERMS AND CONDITIONS

1. A deposit of $5,000.00 will be required to pre-qualify for auction participation. Deposits shall be in the form of money order or certified or bank check to the Town of Dalton. Cash will not be accepted.
2. The parcel is sold to the highest bidder "AS IS" with no guarantees as to the condition of the improvements and/or for further construction and/or improvements to the parcel and/or environmental conditions thereon and/or the insurability or marketability of title other than that the title has been foreclosed upon by the Land Court.
3. The following persons 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 personal taxes or other charges to the Town of Dalton; (3) any person who was the subject of a tax title foreclosure by the Town; and (4) any person who has ever 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.
4. The successful bidder shall sign a Memorandum of Sale and shall have thirty (30) days to pay the balance due. Failure to close within 30 days will result in the loss of the deposit. Any and all bids may be rejected if it is deemed by the Custodian to be in the best interest of the

Town. The successful bidder will be required to pay real estate taxes, a deed recording fee of $155.00, and the legal fees ($400.00) associated with the sale. An 8% buyer's premium will be charged to the successful bidder,

1. Pro forma taxes will be calculated from the date the successful bidder delivers the balance of the purchase price to the Town through Fiscal Year 2023, that is, through June 30, 2023, pursuant to the requirements of G.L. c. 44, {63A.
2. The successful bidder will be required to pay legal fees of $400.00 per parcel for legal services provided to the Town by K.P. Law, P.C. in conjunction with the auction.
3. The successful bidder will be required to execute a Disclosure Statement as required by G.L. c. 7C, 538 and a Certificate of Compliance pursuant to G.L. c. 60, 577B.
4. Any and all bids at such sale or any adjournment thereof may be rejected if in the Custodian's opinion no bid is made which approximates the fair value of the property.
5. Any materials or documents concerning this auction prepared or furnished by the Town or its employees or agents are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and draw their own conclusions.