

**EAST BRIDGEWATER,  
MASSACHUSETTS**

**CUSTODIAN'S  
NOTICE OF SALE  
OF TAX TITLE  
PROPERTIES**

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF EAST BRIDGEWATER  
OFFICE OF TAX TITLE CUSTODIAN**

**CUSTODIAN'S NOTICE OF SALE OF PROPERTY  
ACQUIRED BY FORECLOSURE OF TAX TITLE**

To the former owners of record and to all others concerned:

Notice is hereby given that on Wednesday, September 2, 2020, commencing at 1:00 p.m. at the East Bridgewater Town Common, at 225 Central Street, East Bridgewater, the Tax Title Custodian of the Town of East Bridgewater, Massachusetts, in accordance with the provisions of Chapter 60, Section 77B, shall offer for sale at public auction the properties described below, acquired by the Town by foreclosure of the tax title thereon, in accordance with Chapter 413 of the Acts of 2012 and Chapter 385 of the Acts of 2018.

**LOCATION AND DESCRIPTION OF PROPERTIES**

1. Two parcels of land, with any improvements thereon, together containing 22 acres, more or less, situated on Central Street, having approximately 1,900 feet of frontage, and being described as Lot Numbers 1444 to 1449; 1453 to 1475; 1567 to 1574; 1576 to 1577; 1584 to 1587; 1592 to 1593; 1595 to 1598; 1601 to 1612; 1655 to 1675; 1704 to 1723; 1726 to 1816; 1818 to 1823; 1832 to 1843; 1846 to 1851; 1854 to 1863; 1866 to 1890; 1893 to 1899; 1901 to 1904 and 1909 to 1938 on the plan entitled "Plan of Land Belonging to the Hanson Land Co. Situated in the Towns of East Bridgewater and Hanson Mass.," dated July 1888, prepared by J.C. Torrey C.E., recorded with the Plymouth Registry of Deeds in Plan Book 893, Page 72. For title see Chapter 413 of the Acts of 2012, recorded with the Plymouth Registry of Deeds in Book 49219, Page 164 and Chapter 385 of the Acts of 2018, recorded with the Plymouth Registry of Deeds in Book 51085, Page 126. The property is zoned R1/R2.

2. Two parcels of land, with any improvements thereon, together containing 2.2 acres, more or less, without frontage, and being described as Lot Numbers 1678 to 1687 and 1690 to 1703 on the plan entitled "Plan of Land Belonging to the Hanson Land Co. Situated in the Towns of East Bridgewater and Hanson Mass.," dated July 1888, prepared by J.C. Torrey C.E., recorded with the Plymouth Registry of Deeds in Plan Book 893, Page 72. For title see Chapter 413 of the Acts of 2012, recorded with the Plymouth Registry of Deeds in Book 49219, Page 164 and Chapter 385 of the Acts of 2018, recorded with the Plymouth Registry of Deeds in Book 51085, Page 126. The property is zoned R1/R2.

3. Various non-contiguous parcels, with any improvements thereon, together containing 7 acres, more or less, and being described as Lot Numbers 240; 314 to 316; 356 to 359; 524; 537 to 552; 721 to 722; 748; 823 to 824; 945; 1007 to 1008; 1012; 1015 to 1018; 1023 to 1027; 1029 to 1045; 1049 to 1059; 1063 to 1066; 1069; 1071; 1076 to 1079; 1190 to 1196;

1201 to 1215; 1221 to 1242; 422/635; 423/636 and 424/637 on the plan entitled "Plan of Land Belonging to the Hanson Land Co. Situated in the Towns of East Bridgewater and Hanson Mass.," dated July 1888, prepared by J.C. Torrey C.E., recorded with the Plymouth Registry of Deeds in Plan Book 893, Page 72. For title see Chapter 413 of the Acts of 2012, recorded with the Plymouth Registry of Deeds in Book 49219, Page 164 and Chapter 385 of the Acts of 2018, recorded with the Plymouth Registry of Deeds in Book 51085, Page 126. The property is zoned Industrial.

4. A parcel of land, with any improvements thereon, containing 1 acre, more or less, situated on Central Street, having approximately 286 feet of frontage, and being described as Lot Numbers 1481 to 1489 and 1941 to 1944 on the plan entitled "Plan of Land Belonging to the Hanson Land Co. Situated in the Towns of East Bridgewater and Hanson Mass.," dated July 1888, prepared by J.C. Torrey C.E., recorded with the Plymouth Registry of Deeds in Plan Book 893, Page 72. For title see Chapter 413 of the Acts of 2012, recorded with the Plymouth Registry of Deeds in Book 49219, Page 164 and Chapter 385 of the Acts of 2018, recorded with the Plymouth Registry of Deeds in Book 51085, Page 126. The property is zoned Residential.

# **TOWN OF EAST BRIDGEWATER TAX FORECLOSURE AUCTION TERMS AND CONDITIONS**

1. The property is being sold “AS IS,” WITH ALL FAULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED,” from the Town, and neither the Town, nor any of the Town’s employees, agents, contractors or others acting by and through the Town, have made any representation or warranty, direct or indirect, oral or written, express or implied, with respect to the condition of the property, including, but not limited to, the presence of any hazardous materials at the property, as such term is defined in Massachusetts General Laws 21E; its fitness for any particular purpose and its compliance with any laws. Any materials or documents concerning the property which were prepared by the Town or its employees, agents, contractors or others acting by and through the Town were solely for informational purposes. Prospective purchasers are responsible for investigating the suitability of the property for its intended use prior to the auction.

2. The Town of East Bridgewater makes no representations as to the insurability or marketability of the title to the property other than title vests in the Town by legislative decree of foreclosure.

3. The subsurface sewage disposal system, if any, currently serving the property may not comply with the requirements of Title 5 of the State Environmental Code. The property is being sold “AS IS” with respect to any subsurface sewage disposal system. In the event that the system is not compliant with Title 5 of the State Environmental Code, the purchaser shall, prior to occupancy of any building, comply with any and all orders of the Massachusetts Department of Environmental Protection and the Town of East Bridgewater Board of Health with respect thereto, at buyer’s sole cost and expense.

4. Any error, misstatement or omission in the description of the property shall not annul the sale, or be grounds for any abatement or compensation.

5. The following person(s) will not qualify to be the successful bidder: (1) the prior owner of the property and/or his/her agent; (2) any person or entity that was party to the foreclosure action pertaining to the property; and/or (3) any person currently delinquent in paying his/her property taxes and/or other taxes or charges owed to the Town of East Bridgewater.

6. The successful bidder will be required to: (1) execute a disclosure statement which states whether or not he/she holds an elected public office and whether or not he/she is an employee of the Division of Capital Asset Management and Maintenance, pursuant to G.L. c. 7C, §38; (2) execute an affidavit stating 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 aiding, counseling or procuring the willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance, that he/she is not delinquent in the payment of real

estate taxes to the Town of East Bridgewater and that he/she has never owned an interest in the property, nor is he/she acting as agent for any person or entity who ever owned an interest in the property; and (3) submit an affidavit which discloses any and all properties in the Town of East Bridgewater owned by the buyer and any entity in which the buyer has a beneficial interest.

7. The following minimum deposits, in the form of a certified or bank check, made payable to the Town of East Bridgewater, must be paid prior to the auction in order to bid:

Offering 1:	\$25,000.00
Offering 2/2A:	\$10,000.00
Offering 3:	\$10,000.00
Offering 4:	\$10,000.00

Winning bidders must increase their deposit to 10% of the winning bid price within five (5) business days of the action. In no event shall the deposit be less than the minimum deposit, listed above.

A bidder who wishes to bid on more than one property must pay a deposit for each property.

The deposit shall be held by the Town of East Bridgewater as a non-refundable deposit which shall be forfeited to the Town as liquidated damages in the event of failure to close on the property on the terms and conditions set forth herein.

8. **Closing shall occur within thirty (30) days of the auction.** At the closing, the buyer must pay the following: (1) the balance of the purchase price by certified or bank check; (2) the buyer's premium of 4%; (3) the recording cost of the deed, or \$175.00; and (4) pro forma taxes, through June 30, 2021, pursuant to G.L. c. 44, §63A.

9. The Tax Title Custodian reserves the right to sell to the second highest bidder in the event that the highest bidder defaults or to the third highest bidder in the event that the second highest bidder defaults. However, this reservation of rights should not be construed as requiring the Tax Title Custodian to sell to the second highest bidder or the third highest bidder in the event of such default.

10. **The Town reserves the right to reject any and all bids at the auction, or any adjournment thereof, for any reason, in its sole and absolute discretion.**

11. Buyers are encouraged to visit [Sullivan-auctioneers.com](http://Sullivan-auctioneers.com) for more details regarding the auction.

These Terms and Conditions are incorporated into the Memorandum of Sale (purchase and sale agreement), a copy of which will be available at the auction. The Tax Title Custodian, in her sole discretion, may announce additional terms and conditions at the auction, which terms and conditions are also incorporated into the Memorandum of Sale. Terms and conditions made

on the auction block take precedence over any previously printed documentation or any oral statements made.

Melissa A. Morrissey, CMMT  
Treasurer/Collector  
Tax Title Custodian