

THE COMMONWEALTH OF MASSACHUSETTS

Town of Templeton

Office of the Treasurer

NOTICE OF SALE – LAND OF LOW VALUE

Pursuant to an affidavit of land of low value issued by the Department of Revenue and recorded May 26, 2021 and April 14, 2022, at the Worcester District Registry of Deeds in Book 65255, Page 39 and Book 67432, Page 348, and in accordance with General Laws Chapter 60, Sections 79 to 80B inclusive, the following parcels of land of low value listed in said affidavit will be offered for sale at public auction on **Tuesday, January 24, 2023 at 10:00 A.M. at the Templeton Town Hall, 160 Patriots Road, Templeton, MA 01438**, by Cheryl Richardson, Treasurer of the Town of Templeton. The parcels being offered for sale have been taken by the Town of Templeton for non-payment of the taxes due thereon and are subject to tax title accounts, which have not been redeemed. The Treasurer reserves the right to remove these parcels from the auction if the tax titles are redeemed, or for any other reason. These parcels are being sold "As Is". Any individual interested in purchasing these parcels should conduct an independent investigation and inspection of the parcels before entering a bid. **The right is reserved to reject any or all bids. The minimum bid amount for these parcels will be announced prior to offering the parcels for sale and may be either higher or lower than the redemption amount listed below.** The successful bidders are required, as a condition of the sale to authorize the Treasurer to record his or her deed and shall pay the expense of such recording which is **\$155.00** in addition to the respective purchase price and an amount of **\$50.00** for legal services. All of these amounts must be paid in cash, bank check or money order **on or before Thursday, February 2, 2023**. In addition, the successful bidder will be required, as a condition of the sale, to pay directly to the Collector of Taxes the first, second and third quarters of fiscal year 2023 if they are currently outstanding. If these amounts along with the first, second and third quarters Fiscal 2023 taxes are not paid by Thursday, February 2, 2023 the properties will be deeded to the Town of Templeton as provided by law. **No extension will be granted.**

Cheryl Richardson
Treasurer of the Town of Templeton

<u>No.</u>	<u>Properties</u>	<u>Redemption Amount</u>
1	Alexandria Avenue, Parcel 4-06.26.12, 3,049 square feet more or less	\$618.27
2	Second Street, Parcel 4-11.68, 7,405 square feet more or less	\$1,777.86
3	First Street, Parcel 4-11.54, 7,500 square feet more or less	\$1,254.99
4	Second Street, Parcel 4-11.69, 7,500 square feet more or less	\$1,668.01