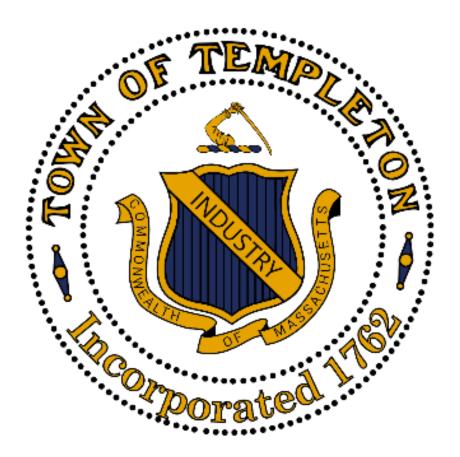
Of Lands of Low Value Templeton, MA November 2, 2022

Sale



Cheryl Richardson, Treasurer/Collector

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# Town of Templeton Legal Notice

#### Land for Sale

The Town of Templeton offers for sale six (6) parcels of land of low value for which the former owner's right of redemption has been foreclosed. Sealed bids will be accepted until 1:00 p.m. on November 2, 2022, in the Offices of the Select Board, 160 Patriots Road, East Templeton MA 01438, at which time the auction will take place and sealed bids will be opened and publicly read aloud.

The auction package with full list of the properties, information on the conditions of sale, maps and the like is available at <u>www.templetonma.gov</u> (Click on paid volunteer & contract opportunities) & at the Select Board Office, M - Th., 7.30 am - 4:30 pm.

Advertised: Gardner News 10/14/2022

Posted: Town Website and BBs

Bids due November 2, 2022

#### **GENERAL CONDITIONS OF SALE**

1.) There is no required minimum acceptable bid.

2.) All bids must be submitted using the attached bid forms. You must use a separate bid form for each parcel you bid upon.

3.) You must submit each bid form in a separate sealed envelope.

4.) You must submit a deposit of \$350.00, in the form of a bank check (*i.e.* cashier's, certified, money order) with each separate bid. This deposit will be held for a period of up to forty-five (45) days from the date the bids are opened for the Town to evaluate the bids and notify the parties of its decision.

5.) If you are informed that you are the successful bidder, you will have ten (10) days in which to pay any the amount you have proposed to pay for the parcel that you have bid upon. This will be held until the various rights of first refusal have been exhausted and the closing. At that time, you will pay any final sums owed to the Town. If you do not pay the amount you bid on the parcel within ten days, the initial bid deposit of \$350.00 will become the property of the Town of Templeton.

6.) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on a parcel will have the right of first refusal at the highest bid price. In the case of more than one abutter having bid on the property, the right of first refusal will first be assigned to those abutters which jointly made a bid so that they might each improve their respective lots and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.

7.) If the land is acquired by an abutting property owner(s) and if noted in the proposed Disposition Table, the bidder(s) will be required to merge the parcel being acquired with their lot(s) at the time the property is transferred.

8.) If no abutter bids on a parcel, then the Town will select the highest-priced proposal from a responsive and responsible proposer.

9.) In addition to the purchase price and a lump sum fee of \$350 to cover our attorney and recording costs, the recording fee for any notices of a merger of lots, a payment in the amount of what real estate taxes would have been collected if the property had been taxed throughout FY '22, and any similar closing costs of which none are currently known to exist.

10.) The Town makes no expressed or implied warranties of any information contained herein. All parcels are sold with the right of redemption foreclosed but without warranty as to suitability for building, the ability to gain any desired regulatory approval from the town (i.e. zoning compliance), or the absence of any environmental hazard. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.

11.) The Town reserves the right to reject any and all bids, and waive any minor or nonmaterial informalities, if deemed to be in its best interests.

12.) Bids will be opened at 1:00pm on November 2, 2022 at the Offices of the Select Board.

13.) All sales are subject to the requirements for Land of Low Value: Sales without Foreclosures, M.G.L. c. 60, § 79.

14.) Any questions with respect to this invitation must be received, in writing, by mail (160 Patriots Road PO Box 620, East Templeton MA 01438), or email (alamontagne@templetonma.gov), by Adam Lamontagne, Town Administrator, no later than 2:00pm on October 24, 2022. Copies of the answers will be posted online no later than 4:00pm on October 26, 2022. It is the responsibility of the bidders to check on-line and account for any addendum so issued.

Land of Low Value

# EXHIBIT A Tax Maps/Aerial Photos And Assessment Data Parcels 1 to 6

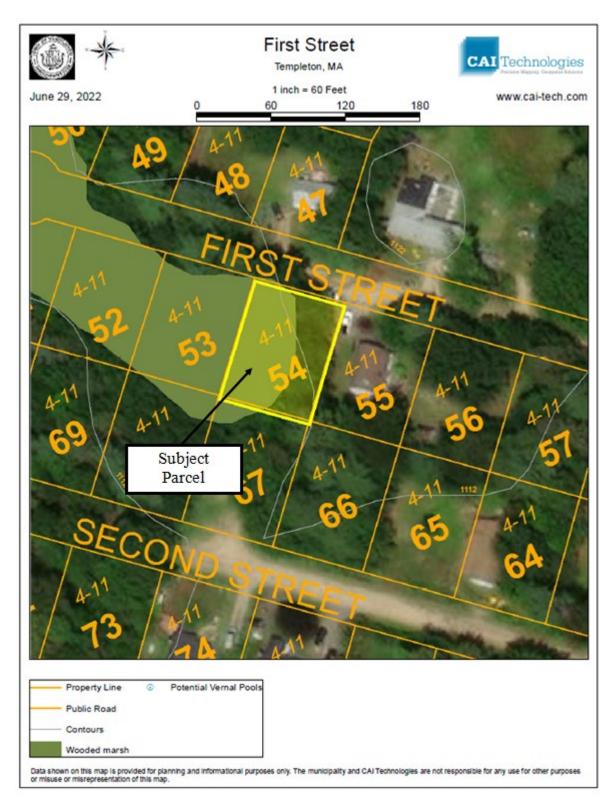
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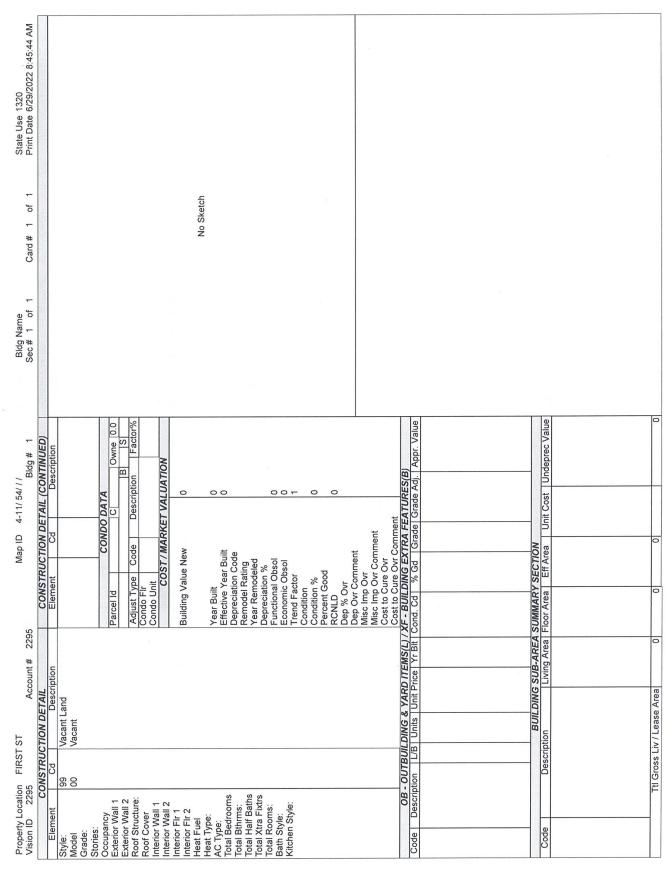
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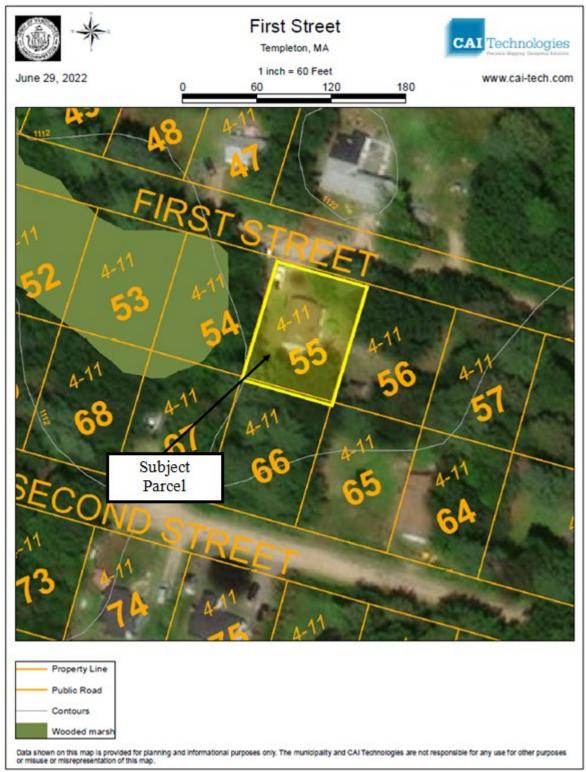
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Parcel 3: First Street



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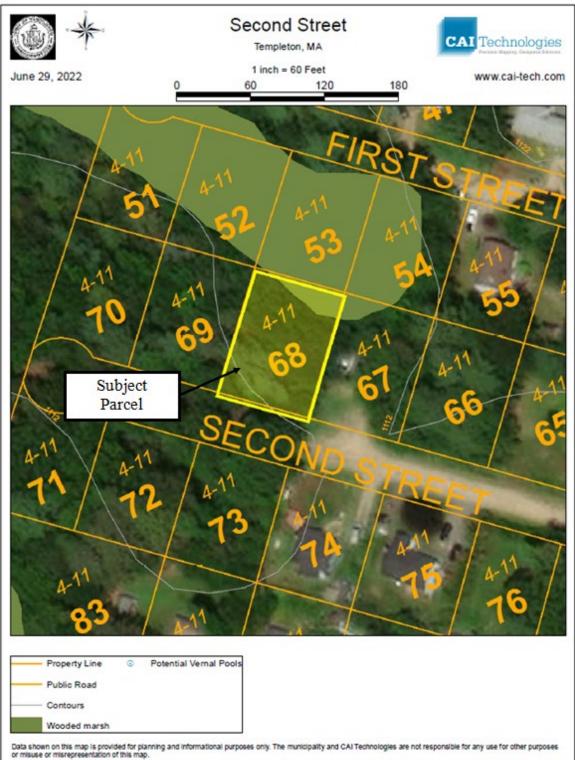
Parcel 4: First Street



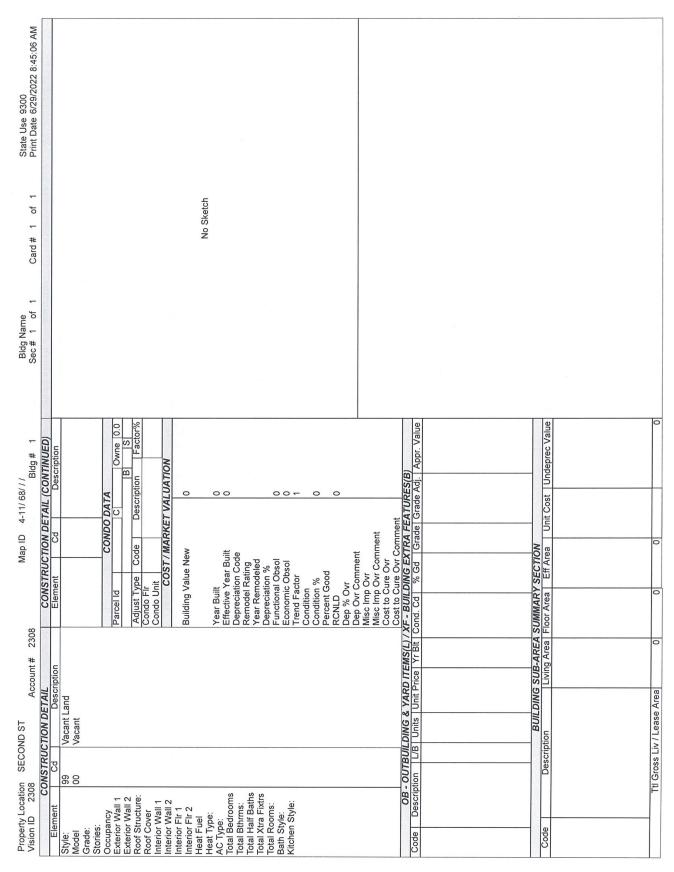
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Parcel 5: Second Street



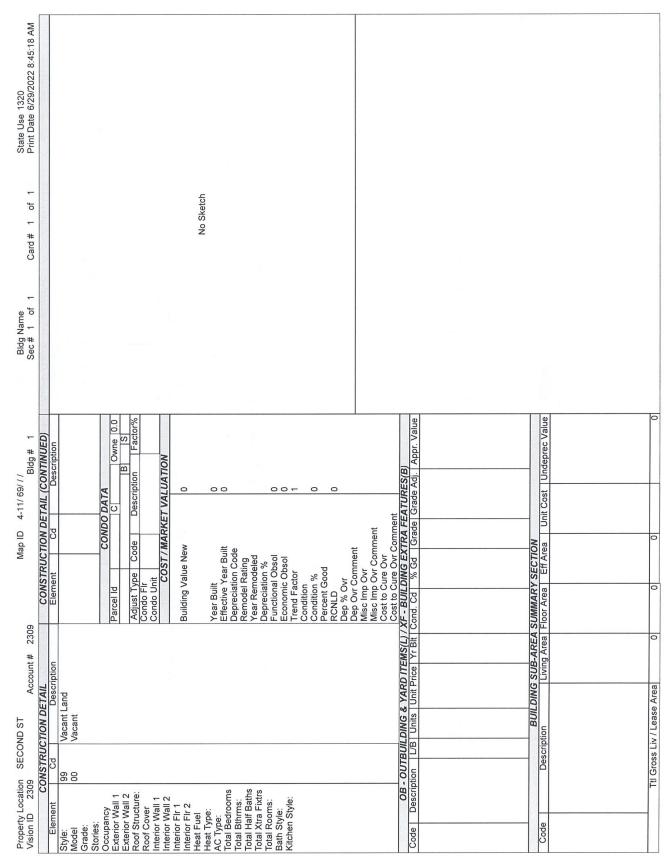
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coation SECOND : 2308 CURRENT OWNER TEMPLETON 220	WPLET MA 01438 RECORD OF OWNERSHIP	RROLL F	e			5					Issue Date				TOWN	
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Pro TOV	EA	5 W	Year					2021			Pe		No. No.	В	~	



Parcel 6: Second Street



320 29/2022 8:45:18 AM 350 TEMPLETON, MA	Assessed 2,600	2,600		000	2,600	2.600	U	2.600		Result		Land Value	2,600	2,600
State Use 1320 Print Date 6/29/2022 8:45:18 AM 350 2,600 TEMPLETON, MA	Code 1320	Total or or Assessor	MARY						<b>DRY</b>	Purpost/Result Measur+Listed Measur+Listed Measur+Listed Measur+Listed Measur+Listed		Adj Unit P	0.35	Total Land Value
State Use Print Date Assessed 2,600	2,600 2,600 2,600 2,600 2,500 2,500	2,600 a Data Collecto	APPRAISED VALUE SUMMARY						/ CHANGE HISTORY	88888		djustment	1.0000	Total L
-	2,600 ESSMENTS (HIS ode Assessed V 320 2,600	otal 2 dges a visit by a	RAISED V	e (Bldg)	(Bldg)	Value		el Value	VISIT / CHA	Type Is		Location Adjustment		
Card # 1 of Assessed 2,6	Cotal         2,600         2,600           PREVIOUS ASSESSMENTS (HISTORY)         2,600         200           Sed         Year         Code         Assessed V         Year           Code         Assessed V         Year         2,600         2021         1320         2021	2,600     Total     2,600     Total       This signature acknowledges a visit by a Data Collector or Assessor	APP	Appraised bidg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Method	Total Appraised Parcel Value	Ν	21 Id 221 SO 114 BL 009 SB 994 RD 887 PL				
JRRENT Code	Total PREVIC	2,600 This signatur	Annoiorad	Appraised	Appraised	Special Land Value Total Appraised Par	Valuation Method	Total App		Date 05-17-2021 11-03-2014 05-18-2009 05-10-1994 12-21-1987		Notes		
g Name # 1 of ption	Code Ass	Total Comm Int								ន			L	
Bidg Nat Sec # 1 Description Res Land	Year 2022	Amount		Batch						Comments	CTION	Nbhd. Adj	1.000	
1 LOCATION Suburban	500 00	ESSME								<u>e</u>	LAND LINE VALUATION SECTION	Site Index Cond. Nbhd. Nbhd. Adj	0.10	_
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0 4-11/69/// BI STRT/ROAD 3 Unpaved VTAL DATA	Assoc Pid#			dooh						% Comp	LANI	Size Adj S	1.00000	Parcel Total Land Area 0
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	M_154940_922132 BK-VOLPAGE SALE DATE 03707 0555 08-25-1955	Amount		0.00 ASSESSING NEIGHBORHOOD B	N				BUILDING PERMIT RECORD	Amount		Land Units	7,500 SF	7,500 SF
Account # 2309 TOPO Alt Prcl ID 4- SUB-DIV PHOTO PREC.	GIS ID N BK-V 0370			Total						Description				
4c	dir	<b>EXEMPTIONS</b> Description		Nbhd Name					14.14			Zone Land Type		otal Card Land Units
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ation 2309 JETH E & KENI RY HIL	RUE KENNETH E SR & VIOLA H	Code		phdN	0001	ITLE				ld Issue Date				
Property Loc Vision ID PRUE KENN C/O LLOYD 90 CREAME N ORANGE	PRUE KI	Year				IN TAX TITLE			Strate Card	Permit Id		B Use Code	1 1320	



# **BID FORMS**

	(Please Pri	nt or Type)	
lame of Bidder:			
Address:			
Contact Person:	Telephone	Fax	
	Email		
ubmitted herewith	n is my bid for Parcel #	Street Name:	
In Numbers			
In Words (I	Dollars and Cents)		

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be and (4) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges that I am liable for.

above within ten (10) days of being notified I am the apparent high bidder.

The undersigned Acknowledges addenda #\_\_\_\_\_ (If None, Write None)

If I am notified my proposal is accepted, within forty-five (45) days of the proposals having been opened, I will pay the balance of any amount due.

#### TO BE RETURNED WITH BID SUBMISSION CERTIFICATE OF AUTHORITY

At a duly authorized meeting of the Board of Directors of the

		held	on
(Name of Corporatio	on)		(Date)
it was VOTED that:			
1)	Name)		(Officer)
of this company, be and he/she he in the name, and on behalf of, said and such execution of any contract behalf by such	d company, ai	nd affix its corp	oorate seal hereto;
under seal of (Officer)	of the Compan	y; will be bindi	ng upon this Company.
A True Copy,			
ATTEST:			
TITLE:			
PLACE OF BUSINESS:			
I hereby certify that I am the		of	
	(Title)		(Name of Corporation)
and that(Officer/Name)			
is duly elected(Position/Tit	tle)	of said com	ipany;
and the above vote has not been a effect as of the date of this contract		scinded and rem	ains in full force and
CORPORATE SEAL:			

Clerk's Signature

Clerk's Printed Name

#### PLEASE FILL OUT ONE OF THESE FORMS ACCORDING TO YOUR STATUS

#### CERTIFICATE OF TAX COMPLIANCE (Corporate)

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,

\_\_\_\_\_, authorized signatory for\_\_\_\_\_

name of consultant/business

do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal ID	#

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

#### <mark>OR</mark>

#### CERTIFICATE OF TAX COMPLIANCE (Individual)

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,

do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes.

(Signature of person signing bid or bid)

(Date)

#### THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID

#### **CERTIFICATE OF NON-COLLUSION & GOOD FAITH**

The undersigned certifies under penalties of perjury that this bid or bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean natural person, business, Town, corporation, union, committee, club, or other organization, entity, or group of individuals.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth of Massachusetts under the provision of Section Twenty-Nine F of Chapter Twenty-Nine, or any other applicable debarment provisions of any other Chapter of the General Laws or any rule or regulations promulgated thereunder.

Printed name, Title	
---------------------	--

Name of Business

Signature \_\_\_\_\_

Date \_\_\_\_\_

#### THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID

Disclosure of Parties with Beneficial Interest MGL Ch. 7  $\S$  40J

I do hereby certify that the following parties have – or are anticipated to have – a beneficial interest in our submissions seeking to acquire the parcels for sale in Templeton, MA.

Party 1 \_\_\_\_\_

Party 2 \_\_\_\_\_

I do make this declaration under the pains of penalties of law and understand that any material omission or miusrepresentations may not only lead to the disqualification of my proposal but prosecution under the pains and penalties of law.

Section 40J. No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintanence. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listen for sale to the general public with the securities and exchange commission, if such stockholder hold less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chaper one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement made with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change in interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property persuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all discosure statements received available to the state ethics commission upon request. The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

# **ACKNOWLEDGEMENT**

ON THIS	DAY OF	, 20,		
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY				
APPEARED		(NAME OF DOCUMENT		
SIGNER), PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF				
IDENTIFICATIO	N, WHICH WAS	, то		
BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OR				
ATTACHED DOCUMENT, AND ACKNOWLEDGED TO ME THAT				
(HE/SHE/THEY) SIGNED IT VOLUNTARILY FOR ITS STATED				
PURPOSE.				
(AS PARTNER FOR				
(AS	FOR	, A CORPORATION)		
(AS ATTORNEY IN FACT FOR, THE PRINCIPAL)				
(AS	FOR			
(OFFICIAL SIGNATURE OF				
NOTARY-NOTARIAL SEAL OF NOTARY)				