

NOTICE OF TAX POSSESSION CUSTODIAN'S



SALE OF LAND IN NORTH READING, MASSACHUSETTS

By virtue of the authority vested in me as tax possession custodian for the Town of North Reading under General Laws Chapter 60, Section 77B, as amended, I shall offer for sale at public auction on Thursday, April 26, 2018, at 10:00 A.M., at the Town of North Reading Office Building, Room 14, 235 North Street, North Reading, MA the following parcel of land. The right is reserved to reject any or all bids. The successful bidder will be required to pay ten per cent of the sale price in cash or acceptable personal check at the auction and the balance in the form of a certified check within fourteen 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 2018 and all of fiscal year 2019 as provided for in General Laws, Chapter 44, Section 63A.

The successful bidder will be required to execute a statement under Section 40J Chapter 579 of the Acts of 1980, an affidavit under the provisions of Chapter 803 of the Acts of 1986 and a waiver under the provisions of General Laws, Chapter 40A, Section 6 pursuant to its 9th paragraph. The property is being sold **As Is**. Additional terms and conditions to be announced at the auction.

Land in said North Reading, at **17R Francis Street**, shown as Parcel 77 on Assessors' Map 26, described in Mx. So. Dist. Deeds, B. 6029, P. 332. Minimum bid \$1,750.00.

BUYER IS REQUIRED TO PAY ALL FEES, COSTS AND EXPENSES ASSOCIATED WITH THE SALE.

SUBJECT TO THE FOLLOWING RESTRICTIONS: THAT THE PREMISES SHALL NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT. THE PREMISES SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION ON OR USE OF ANY BUILDING ON ADJOINING LAND. NO BUILDING OR OTHER STRUCTURE OF ANY KIND SHALL BE ERECTED OR MAINTAINED ON THE PREMISES UNLESS THE PREMISES IS COMBINED WITH ADJOINING LAND AND SAID ADJOINING LAND ALREADY MEETS THE MINIMUM REQUIREMENTS OF THE TOWN OF NORTH READING FOR A SEPARATE BUILDING LOT.

James E. Coppola, Jr.
Tax Possession Custodian for
The Town of North Reading

4-5-18
4-12-18
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