

**THE COMMONWEALTH OF MASSACHUSETTS
CITY OF SOMERVILLE
OFFICE OF THE TREASURER**

**NOTICE OF SALE
LAND OF LOW VALUE**

FORECLOSURE OF TAX TITLE

NOTICE IS HEREBY GIVEN THAT on Thursday, the 23rd day of May, 2013, at 2:00 p.m., in the Aldermanic Chambers, 2nd Floor, Somerville City Hall, 93 Highland Avenue, Somerville, Middlesex County, Massachusetts, pursuant to Massachusetts General Laws Chapter 60, Section 79 to 80B, inclusive, and by virtue of the recording on May 10th, 2012, of an affidavit of a finding by the Commissioner of Revenue, with the Middlesex South Registry of Deeds, Book: 59062, Page: 078.

I SHALL OFFER FOR SALE AT PUBLIC AUCTION, severally or together, certain parcels of land of low value listed in said affidavit, said parcels having been taken or purchased by the City of Somerville for non-payment of the taxes due thereon.

Further notice is given that the following land in which you appear to or may have an interest is included in the affidavit referred to above.

AUCTION						MINIMUM
PARCEL	#	ADDRESS	ACCOUNT	M/B/L	SQ. FT.	BID
1	0	ALBION ST	08317130	34/D/8	179	\$ 154.53
2	0	AUBURN AVE	20667030	92/I/2	136	\$ 36.21
3	0	KILBY ST	23706180	74/B/24	85	\$ 114.21
4	0	MOUNTAIN AVE	23717050	35/H/1	395	\$ 213.33
5	0	PORTER AVE	23717070	35/H/16	225	\$ 120.75
6	0	RUSSELL RD	12384060	8/C/35	97	\$ 62.40
7	0	ST JAMES AVE	08322160	25/F/3A	100	\$ 64.41
8	0	SMITH AVE	12378160	66/E/12	58	\$ 32.19
9	0	WALNUT RD	10334190	71/B/10	75	\$ 26.16

FOR ADDITIONAL INFORMATION - PLEASE SEE NOTICES POSTED AT CITY HALL AND THE MAIN LIBRARY BRANCH, SOMERVILLE NEWS (5/8/2013) AND THE CITY'S WEBSITE:
<http://www.somervillema.gov/>

AMOUNT REQUIRED FOR REDEMPTION ON ABOVE SALE SHALL BE THE MINIMUM BID AMOUNT OR THE AUCTION AMOUNT, WHICHEVER IS MORE.

Peter K. Forcellese, Jr., Treasurer of the City of Somerville

Your attention is directed to Section 80A, inserted in said Chapter 60 by Chapter 594 of the Acts of 1941, which is printed below:

GENERAL LAWS, CHAPTER 60, § 80A
As inserted by Acts of 1941, Chapter 594

SECTION 80A. Any person, having a right of redemption or any other interest in the land conveyed or purporting to be conveyed under section seventy-nine or section eighty, upon whom service of the notice of sale provided in said section seventy-nine has been made by registered mail, who, prior to the sale, neither redeems the land nor brings proceedings to enjoin the sale, shall, upon the recording of the deed as required by said section seventy-nine or said section eighty, be forever barred from raising any question concerning the validity of the title conveyed thereby, and a statement contained in the treasurer's deed that such service has been made, naming the persons who were served by registered mail, shall be prima facie evidence thereof.

AUCTION REQUIREMENTS

MINIMUM BID AND DEPOSIT:

The Minimum Bid for each parcel is listed below. A NON-REFUNDABLE Bid Deposit in the amount of Three Hundred (\$300.00) Dollars must be paid to the Treasurer by the successful bidder/purchaser of each parcel precisely at 3:30 p.m. pursuant to the Treasurer's announcement of the successful bidder/purchaser at the Close of the Public Auction.

AGREEMENT TO PAY:

The successful bidder/purchaser must pay the Treasurer the NON-REFUNDABLE Bid Deposit; provide the Treasurer with adequate, legal, photo identification; and sign an agreement with the Treasurer to provide the balance of the bid amount plus the three additional amounts listed below (Payment in Lieu of Taxes, Legal Fees and Recording Fee) within ten (10) days of this Public Auction.

FORM OF PAYMENT:

All payments made pursuant to this Public Auction must be by cashier's check, bank check, certified check or USPS money order. This includes, in addition to the NON-REFUNDABLE Bid Deposit, Payment in Lieu of Taxes; Legal Fees; and Recording Fee.

PRO RATA/PRO FORMA TAXES:

The successful bidder/purchaser must pay a pro-rated payment in lieu of taxes to the Treasurer before the deed can be delivered (44:63A). That would be 38 days in Fiscal Year 2013 and all of Fiscal Year 2014. Pursuant to this payment in lieu of taxes, the real estate taxes for the parcel are paid through the end of Fiscal Year 2014 (June 30th, 2015).

LEGAL FEES:

The Treasurer shall include the payment of Fifty (\$50.00) Dollars to the City of Somerville as the legal fee for proceedings under this section for the land being sold at Public Auction. (60:79)

RECORDING OF THE DEED:

The expense of such recording shall be paid by the successful bidder/purchaser in the amount of One Hundred and Twenty-Five (\$125.00) Dollars. The Treasurer shall cause such deed to be recorded in the Middlesex South Registry of Deeds within fifteen (15) days after the execution thereof. (60:79)

TITLE OF AUCTIONED PROPERTY:

Title taken pursuant to a sale under this section shall be absolute upon the recording of such Treasurer's deed. (60:79)

SUBSEQUENT BIDDERS:

In the event that the successful bidder/purchaser fails to perform all the requirements, the Treasurer may, at his option, offer the parcel to the next highest bidder. The Treasurer may, at his option, continue down the list of bidders until the list is exhausted or the parcel is conveyed.

LACK OF OR INADEQUATE BIDS:

The Treasurer may reject any and all bids at such sale if, in his opinion, none of the bids represent the market value of the property. The Treasurer may also adjourn the sale. Upon the consummation of a sale, the Treasurer must execute and deliver all instruments necessary to transfer title after timely payment-in-full in good funds has been made. If no person bids at such the Public Auction or if no bid is deemed adequate by the Treasurer, and if the sale has been adjourned one or more times, the Treasurer shall then and there make a public declaration of the fact, and if no bid or no bid deemed adequate as aforesaid is then made he shall give public notice that he purchases for the City of Somerville; or if the successful bidder/purchaser does not within ten (10) days pay to the Treasurer the necessary sum in good funds the sale shall be void and the City of Somerville shall be deemed to be the purchaser of the land. (60:80)

THE AUCTION WILL END PRECISELY AT 3:30 P.M.