

RECEIVED  
TOWN CLERK'S OFFICE  
2012 APR 17 PM 3:52  
LEGAL NOTICE  
TOWN OF HOLBROOK  
Tax Possession Auction

RECEIVED  
APR 18 2012  
Board Of Selectmen

TOWN OF HOLBROOK  
MASSACHUSETTS  
To Whom It May Concern,  
You are hereby notified that:

Under the provisions of Massachusetts General Laws Chapter 60 § 77B, and by virtue of the power vested in me as Tax Title Custodian of the Town of Holbrook, it is my intention to sell at public auction on **May 4, 2012 at 10:00 o'clock A.M.** at **Holbrook Town Hall, 50 North Franklin St., HOLBROOK, MA 02343**, the following described property:

**PARCEL DESCRIPTION:**

A parcel of land with house thereon, situated at 98 Abington Ave., containing about 8,500 sq. ft. as shown on Assessors' Plan 29, Lot 4, Book 4990, Page 183 Norfolk County Registry of Deeds.

The property will be sold "as is" with no warranty or representation as to marketability of title, to build-ability, or other productive use, either alone or in combination with other land. The minimum bid for the property shall be determined by the tax title custodian. The successful bidder(s) at said auction will be required to make a down payment of \$5,000. Payment of the balance of the consideration will be due no later than 30 days after the date of said auction. The successful bidder(s) will be responsible for payment of pro-rata taxes allocable to the days ensuing in the current fiscal year after the date of such deed, per M.G.L. c.44, § 63A, plus any and all recording charges and registry stamps. All payments to the Town are to be made by bank cashiers check or certified check. The successful bidder will be required to execute a Statement of Beneficial Interest as required by M.G.L. c. 7, § 40J, a Memorandum of Sale, and a Certificate of Compliance pursuant to M.G.L. c. 60 § 77B. Upon receipt of the full payment, the Tax Title Custodian shall execute, and deliver the deed necessary to transfer the title of the Town to such properties sold. The Tax Title Custodian reserves the right to reject any and all bids at said auction if of the opinion that no bid is made which approximates the fair value of the properties and may adjourn said auction for such periods as he deems expedient.

**Upon receipt of the balance of the consideration** The premises, which were foreclosed by Judgment of the Land Court recorded at Norfolk County Registry Book 28588, Page 112, shall be conveyed by a Release Deed, subject to all matters of record, to this Notice of Sale, the Town of Holbrook's Regulations for Auction Sale of Tax Possessions, and to the Memorandum of Sale. The Regulations for Auction Sale are available for inspection at the office of the Town Treasurer, 50 North Franklin St., Holbrook, MA 02343, prior to the auction date. The Memorandum of Sale will be made available for inspection on the date and time of the public auction as indicated above. Other terms and conditions may be announced at the time of the auction. **PREREGISTRATION BEGINS AT 9:30 O'CLOCK, A.M.** Questions regarding the auction may be referred to John D. Finnegan, Esq., Tarlow, Breed, Hart & Rodgers, P.C., 101 Huntington Ave., Suite 500, Boston, MA 02199, Tel: 617-218-2000; Fax: 617-261-7673. Walkthroughs of the property may be arranged by appointment with the Town Treasurer, who may be contacted at 781-767-4316.

PAUL DIGIROLAMO, TREASURER COLLECTOR  
AND TAX TITLE CUSTODIAN FOR  
THE TOWN OF HOLBROOK