

# TOWN OF NORTON, MASSACHUSETTS

## PRESS RELEASE

### CONTACTS:

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## **15 TAX TITLE PROPERTIES SET FOR AUCTION**

The Town of Norton is set to hold a ballroom-style public auction of tax title properties. The portfolio for this auction includes fifteen (15) properties and is scheduled for **Thursday, September 29, 2016 at the Norton Public Library, Community Room, 68 East Main Street, Norton, Massachusetts. Registration begins at 5:00 P.M. and the auction begins promptly at 6:00 P.M.** Information regarding the fifteen (15) tax title properties to be auctioned is listed below.

To participate in the auction, bidders must come prepared with a certified or bank check, made payable to the Town of Norton, in the amount of \$5,000.00, per property.

### **LOCATION & DESCRIPTION OF PROPERTIES TO BE SOLD:**

1. A parcel of land with any buildings or improvements thereon, containing about 5.87 acres, situated at Oak Street, and being described as Parcel No. 8-16-04 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 813, Page 315. Affidavit to Foreclose Tax Title-Land of Low Value is recorded in the Bristol County Registry of Deeds in Book 843, Page 571.
2. A parcel of land with any buildings or improvements thereon, containing about 10,890 square feet, situated "off" Oak Street, and being described as Parcel No. 8-16-05 in the Office of the Assessors, Town of Norton. For title, see Book 6605, Page 62.
3. A parcel of land with any buildings or improvements thereon, containing about 10,000 square feet, situated at Young Avenue, and being described as Parcel No. 16-49 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 1157, Page 117. For title, see also Book 7100, Page 328.

4. A parcel of land with any buildings or improvements thereon, containing about 2.65 acres, situated at Rear Meadowbrook Lane, and being described as Parcel No. 29-56 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 412, Page 22. For title, see also Book 18828, Page 68.
5. A parcel of land with any buildings or improvements thereon, containing about 2.98 acres, situated at 51 Maple Street, and being described as Parcel No. 30-83 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 9260, Page 19. For title, see also Book 18715, Page 52.
6. A parcel of land with any buildings or improvements thereon, containing about 5.71 acres, situated at 41 Maple Street, and being described as Parcel No. 30-88 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 16407, Page 343. For title, see also Book 20310, Page 4.
7. A parcel of land with any buildings or improvements thereon, containing about 9.35 acres, situated at 43 Maple Street, and being described as Parcel No. 30-87 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 16407, Page 343. For title, see also Book 20310, Page 4.
8. A parcel of land with any buildings or improvements thereon, containing about 25.62 acres, situated at Dean Street, and being described as Parcel No. 37-1 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 1685, Page 373. For title, see also Book 16168, Page 25.
9. A parcel of land with any buildings or improvements thereon, containing about 2,500 square feet, situated at Sunset Road, and being described as Parcel No. 9-127 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 1320, Page 86. For title, see also Book 22309, Page 60.
10. A parcel of land with any buildings or improvements thereon, containing about 4,900 square feet, situated at Mayflower Road, and being described as Parcel No. 9-170 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 6206, Page 205. For title, see also Book 18929, Page 334.
11. A parcel of land with any buildings or improvements thereon, containing about 4,000 square feet, situated at Alder Road, and being described as Parcel No. 10-301 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 890, Page 270. For title, see also Book 5271, Page 7.

12. A parcel of land with any buildings or improvements thereon, containing about 6,400 square feet, situated at Samoset Street, and being described as Parcel No. 25-62-0 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 807, Page 520. For title, see also Book 8004, Page 12.
13. A parcel of land with any buildings or improvements thereon, containing about 6,900 square feet, situated at 30 Samoset Street, and being described as Parcel No. 25-64-0 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 9051, Page 156. For title, see also Book 21874, Page 87.
14. A parcel of land with any buildings or improvements thereon, containing about 4,800 square feet, situated at Samoset Street, and being described as Parcel No. 25-30 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 813, Page 402. For title, see also Book 2242, Page 307.
15. A parcel of land with any buildings or improvements thereon, containing about 6,395 square feet, situated at 19 King Philip Road, and being described as Parcel No. 25-73-19 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 3971, Page 267. For title, see also Book 21809, Page 260.



COMMONWEALTH OF MASSACHUSETTS  
TOWN OF NORTON  
OFFICE OF THE TAX TITLE CUSTODIAN

**CUSTODIAN'S NOTICE OF SALE OF TAX TITLE PROPERTY**

To the former owners of record and to all others concerned:

Notice is hereby given that on September 29, 2016, commencing at 6:00 p.m. at the Norton Public Library, Community Room, 68 East Main Street, Norton, Massachusetts, acting on behalf of the Town of Norton and in accordance with the provisions of Massachusetts General Laws Chapter 60, I shall offer for sale at public auction the following parcels:

**LOCATION & DESCRIPTION OF PROPERTIES TO BE SOLD:**

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11. A parcel of land with any buildings or improvements thereon, containing about 4,000 square feet, situated at Alder Road, and being described as Parcel No. 10-301 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 890, Page 270. For title, see also Book 5271, Page 7.

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13. A parcel of land with any buildings or improvements thereon, containing about 6,900 square feet, situated at 30 Samoset Street, and being described as Parcel No. 25-64-0 in the Office of the Assessors, Town of Norton, and being further described in the Bristol County Registry of Deeds in Book 9051, Page 156. For title, see also Book 21874, Page 87.
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Minimum deposit to qualify to bid will be \$5,000.00, per property, payable in the form of a certified check, bank check or money order, payable to the Town of Norton. If the Town accepts your bid, said deposit shall be nonrefundable.

Any and all bids at such sale or any adjournment thereof may be rejected if, in my opinion, no bid is made which approximates the fair market value of the property.

If you wish to receive a Bidder's Information Package, please deliver cash or a check, payable to the Town of Norton, in the amount of \$25.00, to the Treasurer's Office.

All property will be sold subject to the Terms and Conditions of Sale, a copy of which is attached hereto.

**CATHERINE VANDYNE,  
TAX TITLE CUSTODIAN  
September 14, 2016**

## TOWN OF NORTON TAX TITLE AUCTION

### Terms and Conditions of Sale

1. Prior to the start of the auction, all bidders shall be required to provide verification of their deposit in the amount of Five Thousand Dollars (\$5,000.00), in the form of a certified check, bank check or money order, per property, payable to the Town of Norton. The successful bidders' checks will be non-refundable. The successful bidders shall pay the balance of the purchase price at the time of the closing by certified check, bank check, money order or attorney's trustee check. Bids shall be made in a minimum of One Thousand Dollar (\$1,000.00) increments, or an amount as specified by the Auctioneer.
2. Any materials or documents concerning this auction prepared or furnished by the Town of Norton, its attorney, or the Auctioneer are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and inspections and draw their own conclusions.
3. All properties will be sold "as is". The Town of Norton, its Tax Title Custodian, its employees, representatives, and/or agents make no warranties or representations as to the properties, including but not limited to, their condition, construction, fitness for habitation or whether they conform to applicable state or local building and sanitary codes.
4. In case of any damage to the premises by fire or other casualty, after the signing and delivery of the Memorandum of Sale of Real Property, the successful bidder shall bear the risk of loss.
5. The properties shall be conveyed subject to any environmental conditions, including, but not limited to, hazardous waste conditions which may or may not be in compliance with any applicable laws, policies or regulations.
6. The properties shall be conveyed subject to tenants or occupants, if any. It will be the responsibility of the successful bidder, not the Town of Norton or its Tax Title Custodian, to evict any former owner or any other person who may be residing or conducting a business on the premises and to remove any personal property.
7. The properties shall be conveyed subject to the right of redemption, if any, of the United States of America.
8. The Tax Title Custodian reserves the right to reject any and all bids at said auction, and may adjourn the same if, in her opinion, no bid is made which approximates the fair market value of the property. Any adjournment thereof may be made from time to time for such periods, as the Tax Title Custodian deems expedient, giving notice thereof at the time and place appointed for the sale or for any adjournment thereof.
9. The Tax Title Custodian reserves the right to reject any bid from any bidder, cancel the sale to any bidder and retain the deposit from any bidder who:
  - a. In connection with a previous Tax Title Auction failed to:

- i. Close on the purchase of a property; and/or
    - ii. Comply with any term or condition or sale;
  - b. Was the owner of any property upon which the Town foreclosed for failure to pay:
    - i. Real Estate Taxes; and/or
    - ii. Rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking ticket or any other indebtedness; or
  - c. Has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the Town's Code Enforcement Officer. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, which has current code or ordinance violations or has previously failed to comply with orders issued by any code enforcement department, as determined by the Town's Code Enforcement Officer, shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
10. Sale shall not be made to the prior owner or to an agent, representative or straw of the prior owner.
11. In the event a deposit is received from any person in violation of these Terms and Conditions of Sale, and the deed of transfer has passed, the purchaser will on demand re-convey to the Town of Norton, at no cost and for no consideration, all his/her right, title and interest in the purchased property. If such a violation of these Terms and Conditions of Sale should be determined to exist prior to the passing of the deed to the property, the sale shall be cancelled. All monies or deposits collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness owed by the purchaser, former owner, agent, representative, or straw to the Town of Norton on any property owned by the purchaser or the aforementioned.
12. The successful bidder shall be required to submit an Affidavit (pursuant to M.G.L. c. 60, § 77B) as to qualifications under paragraph ten (10) and as to the fact he/she is not acting as an agent, representative or straw of any person subject to the provisions of paragraph ten (10). Also, the successful bidder will be required to submit an Affidavit of Disclosure of Property Owned in the Town of Norton. Copies of the aforementioned Affidavits are attached hereto.
13. The successful bidder for any residential property constructed prior to 1978 will be required to sign a Lead Paint Notification Waiver and a Property Transfer Notification Certification. The successful bidder of any residential property must also install smoke detectors and carbon monoxide detectors.




- 14. All properties will be sold free and clear of any unpaid real estate taxes or municipal liens assessed prior to foreclosure by the Town. However, the successful bidder is required, pursuant to M.G.L. c. 44, §63A, to make a payment in lieu of taxes from the date of the deed transferring title from the Town to the successful bidder to **June 30, 2017** (the end of the Fiscal Year). In the event the closing does not take place at least thirty (30) days prior to the end of the fiscal year, the successful bidder shall make a payment in lieu of taxes for the current and next fiscal year. Such tax shall be computed by applying the tax rate for such fiscal year to the sale price.
- 15. An annual “in lieu of tax” payment will be required of any tax-exempt entity purchasing property at this auction. The annual “in lieu of tax” payment will be calculated as follows:

(Assessed Value Per Thousand) x (Tax Rate) x (Fifty Percent).

The successful bidder/Grantee shall make the annual payment in lieu of tax payment commencing in the fiscal year of the closing and all subsequent fiscal years.

- 16. Upon payment (by certified check, bank check, money order or attorney’s trustee check) of the payment in lieu of taxes, the balance of the bid amount and recording fees by the successful bidder, a duly authorized representative of the Town of Norton will deliver a Quitclaim Deed transferring title from the Town to the successful bidder.
- 17. The Town of Norton will record such deed at the Bristol County N.D. Registry of Deeds after the execution thereof and the successful bidder, pursuant to M.G.L. c. 60, §77A, shall pay the expense of such recording.
- 18. All conditions, restrictions or covenants announced at the auction for specific properties are to be taken and construed as running with the land and are to be binding upon said grantee, its successors, assignees, grantees and lessees for a term of thirty (30) years after the date of the deed creating them unless released by the Town.
- 19. The Tax Title Custodian reserves the right to sell to the second highest bidder in the event that the highest bidder defaults or to the third highest bidder in the event that the second highest bidder defaults. However, this reservation of rights should not be construed as requiring the Tax Title Custodian to sell to the second highest bidder or the third highest bidder in the event of such default.
- 20. These Terms and Conditions are incorporated into the Memorandum of Sale of Real Property, a copy which is attached hereto. The Tax Title Custodian, in her discretion, may announce additional terms and conditions, with respect to the entire auction and/or specific properties at auction, at the time of the sale, which are also incorporated into the Memorandum of Sale.

**TOWN OF NORTON**

By:   
**Catherine VanDyne**  
**Tax Title Custodian**