

LEGAL NOTICE



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, November 19, 2020 at 11:00 A.M., at the Town of North Reading Office Building, 235 North Street, North Reading, MA in the gym, the following parcels 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 2020 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 **86 Burroughs Road**, being a portion of Parcel 144 on Assessors' Map 8, and shown as Parcel A on a plan of land in North Reading, Massachusetts, dated June 6, 2019 and recorded with the Middlesex County Registry of Deeds as Plan Number 107 of 2020, and described in said Registry of Deeds, B. 11735, P. 206. Minimum bid \$1,550.00:

Land in said North Reading, at **23 Riverside Drive**, being a portion of Parcel 17 on Assessors' Map 78, and shown as Parcel 17B on a plan of land in North Reading, Massachusetts, dated March 13, 2020 and recorded with the Middlesex County Registry of Deeds as Plan Number 581 of 2020, and described in said Registry of Deeds, B. 8772, P. 190. Minimum bid \$1,550.00:

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

BOTH PARCELS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

THAT THE PREMISES SHALL NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT, AND THE PROVISIONS OF MGL CHAPTER 40A, SECTION 6 PURSUANT TO ITS NINTH PARAGRAPH, IF APPLICABLE, ARE WAIVED TO PROHIBIT THE USE OF THE PARCEL AS A SEPARATE BUILDING LOT.

ACCESSORY STRUCTURES OF ANY KIND SHALL NOT BE ERECTED OR MAINTAINED ON THE PREMISES, UNLESS THE PREMISES IS COMBINED WITH AN ADJOINING PARCEL CONTAINING A PRIMARY STRUCTURE.

THE PREMISES SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION ON OR USE OF ANY ADDITIONAL DWELLING UNIT ON THE PREMISES OR ON ANY ADJOINING PARCEL.

THE PREMISES SHALL NOT BE SUBDIVIDED

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