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BIDDER'S INFORMATIONAL PACKAGE

GREENFIELD, MASSACHUSETTS

53 Factory Hollow Road Starting at 11:00 A.M.

103 Wildwood Avenue Starting at 11:30 A.M.

176 Chapman Street Starting at 12:00 P.M.

DESCRIPTION

PAGE

Town of Greenfield Sale of Foreclosed Tax Tile Properties Auction Regulations 1-3

THE FOLLOWING MATERIALS ARE FURNISHED SOLELY FOR INFORMATIONAL PURPOSES. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY EITHER THE TOWN OF GREENFIELD, OR THE AUCTION COMPANY AS TO THE ACCURACY, COMPLETENESS OR USEFULNESS OF THESE MATERIALS OR THE INFORMATION CONTAINED THEREIN. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS AND INSPECTIONS AND DRAW THEIR OWN INDEPENDENT CONCLUSIONS. THESE MATERIALS AND THE INFORMATION CONTAINED THEREIN ARE ALSO SUBJECT TO POSSIBLE CHANGE PRIOR TO OR AT THE TIME OF THE SCHEDULED MUNICIPAL SALE(S).

Town of Greenfield
Sale of Foreclosed Tax Title Properties
Auction Regulations

1. The properties being offered have been foreclosed by Decree from the Land Court. All properties will be sold "as is". The Town of Greenfield, its Treasurer, employees, representatives and/or agents make NO REPRESENTATIONS AS TO THE CONDITION OF ANY STRUCTURE(S), SUITABILITY OF THE PARCEL(S) AS BULDING LOT(S) OR THE INSURABILITY OR MARKETABILITY OF THE TITLE OTHER THAN THE TITLE HAS BEEN FORECLOSED UPON BY THE COURT.

2. Prospective purchasers should make their own investigations regarding the condition and suitability of the parcels for their intended purpose prior to the auction.

3. The properties shall be conveyed subject to any environmental conditions, if any, including but not limited to hazardous waste conditions, which may or may not be in compliance with any applicable laws, policies or regulations.

4. Any error, misstatement or omission in the description of the property shall not annul the sale, or be grounds for any abatement or compensation.

5. The following person(s) shall not be qualified to be the successful bidder; (1) the prior owner of the property or his/her agent, representative, assign or straw; (2) any person currently delinquent in paying his/her own property taxes or other charges to the Town of Greenfield; and (3) any person who was or is currently a party to a tax title foreclosure by the Town of Greenfield.

6. The successful buyer will be required to 1) sign and file a disclosure statement pursuant to M.G.L. c. 7, § 40J giving the names and addresses of all persons who will have a beneficial interest in the property with the Commissioner of Capital Asset Management and Maintenance; and 2) sign under the penalties of perjury an affidavit indicating that no one who would gain equity in the property has been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; or is delinquent in the payment of real estate taxes to the Town of Greenfield, or if delinquent, that a pending application for abatement of such tax, or a pending petition before the appellate tax board or the county commissioners has been filed in good faith.

7. Pro forma taxes will be calculated pursuant to M.G.L. c. 44, §63A.

8. The balance of the successful bid, the buyer's premium, pro forma taxes, \$500 in legal fees and a deed recording fee of \$125.00 must be paid by **certified funds** on or before November 16, 2012. **Failure to pay the remainder of the purchase price by November 30, 2012 will result in the forfeiture of the deposit to the Town of Greenfield as liquidated damages, and sale will be made to the second highest bidder.**

9. Upon receipt of full payment, the Town Treasurer will execute, deliver, and record on behalf of the Town of Greenfield a deed transferring title of said parcel(s) to the successful buyer.

10. All parcels are sold subject to all applicable septic/disposal system inspection/upgrade requirements as set for the in the Department of Environmental Protection's Title 5 310 CMR, Section 15.301(f).

COMMONWEALTH OF MASSACHUSETTS
TOWN OF GREENFIELD

OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE
TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS
INTERESTED:

Notice is hereby given that on Wednesday, the 10th of October, 2012 at 11:00 AM on the premises, acting on behalf of the Town of Greenfield and in accordance with the provisions of Massachusetts General Laws, Chapter 60, §77B,

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described properties acquired by said town by foreclosure of the tax title thereon.

Location: 53 Factory Hollow
Description: Approximately 3.00 Acres
Assessor: Map R05 Parcel 13
Franklin County Registry of Deeds: Book 709, Page 136
Final Judgment in Tax Lien Case: Book 5871, Page 190

Notice is hereby given that on Wednesday, the 10th of October, 2012 at 11:30 AM on the premises, acting on behalf of the Town of Greenfield and in accordance with the provisions of Massachusetts General Laws, Chapter 60, §77B,

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by said town by foreclosure of the tax title thereon.

Location: 103 Wildwood Ave
Description: Approximately .36 acres
Assessor: Map 30 Parcel 159
Franklin County Registry of Deeds: Book 119, Page 6
Final Judgment in Tax Lien Case: Book 6031, Page 98

Notice is hereby given that on Wednesday, the 10th of October, 2012 at 12:00 PM on the premises, acting on behalf of the Town of Greenfield and in accordance with the provisions of Massachusetts General Laws, Chapter 60, §77B,

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by said town by foreclosure of the tax title thereon.

Location: 176 Chapman Street
Description: Approximately .36 Acres
Assessor: Map 69 Parcel 44
Franklin County Registry of Deeds: Book 4103, Page 290
Final Judgment in Tax Lien Case: Book 6052, Page 328

*** For more information on any of the above-mentioned parcels, please contact Corey Fisher of Aaron Posnik Auctioneers at 1-877-767-6451 or visit the website at www.posnik.com.

Kelly A. Varner, Treasurer