

**Legal Notice
Town of Leicester
Office of the Treasurer**

Notice of Sale

Notice is hereby given that on April 8th, 2024, at 10:00 a.m. in the Leicester Town Hall Gym, 3 Washburn Square, Leicester MA 01524, pursuant to the provisions of General Laws, Chapter 60 § 77B, Nicholas George, the Treasurer for the Town of Leicester, intends to sell the hereinafter described parcels of land at public auction. Bidding will end promptly at 12:00 pm.

Parcel No.1 “A Parcel of land with any buildings thereon, containing about 1.00 acres being described as parcel 15A-A19 in the office of the Assessors” currently under ownership by the Town of Leicester with Land Court Judgement dated 11/21/2006 and recorded with the Worcester Registry of Deeds at Book 40206 Page 118. Assessed owner: Town of Leicester

Parcel No.2 “A Parcel of land with any buildings thereon, containing about 0.22 acres being described as parcel 23C-E14 in the office of the Assessors” currently under ownership by the Town of Leicester with Treasurer Deed dated 4/21/2006 and recorded with the Worcester Registry of Deeds at Book 38741 Page 372. Assessed owner: Town of Leicester

Parcel No.3 “A Parcel of land with any buildings thereon, containing about 0.172 acres being described as parcel 25A-E15 in the office of the Assessors” currently under ownership by the Town of Leicester with the Treasurer’s Deed dated 04/11/2006 and recorded with the Worcester Registry of Deeds at Book 38741, Page 371. Assessed owner: Town of Leicester

Parcel No.4 “A Parcel of land with any buildings thereon, containing about 0.23 acres being described as parcel 25A-E17 in the office of the Assessors” currently under ownership by the Town of Leicester with the Treasurer’s Deed dated 04/11/2006 and recorded with the Worcester Registry of Deeds at Book 38741, Page 371. Assessed owner: Town of Leicester

Parcel No.5 “A Parcel of land with any buildings thereon, containing about 0.401 acres being described as parcel 33A-A1 in the office of the Assessors” currently under ownership by the Town of Leicester with the Treasurer’s Deed dated 04/11/2006 and recorded with the Worcester Registry of Deeds at Book 38741, Page 371. Assessed owner: Town of Leicester

Parcel No.6 “A Parcel of land with any buildings thereon, containing about 0.12 acres being described as parcel 34B-B4 in the office of the Assessors” currently under ownership by the Town of Leicester with the Land Court Decree dated 07/21/2006 and recorded with the Worcester Registry of Deeds at Book 39413, Page 121. Assessed owner: Town of Leicester

Parcel No.7 “Land in said Leicester at 755 Stafford Street shown on Assessor’s Map 36 Parcel B5, described in Worcester District Deeds Book 6641 Page 266” currently under ownership by

the Town of Leicester with the Land Court Decree dated 10/04/2006 and recorded with the Worcester Registry of Deeds at Book 39996, Page 58. Assessed owner: Town of Leicester

Map/Lot	Location	Assessed Value	Sales Price
15A-A19	Chapel Street	\$67,100.00	\$ 19,588.64
23C-E14	Boyd Street	\$8,100.00	\$ 1,713.98
25A-E15	Newfield Street	\$8,100.00	\$ 1,556.90
25A-E17	Somerset Street	\$8,100.00	\$ 1,567.11
33A-A1	Logan Street	\$8,300.00	\$ 1,466.20
34B-B4	Stafford Street	\$6,800.00	\$ 2,000.00
36-B5	Stafford Street	\$30,300.00	\$ 10,000.00

Sale will be made to the highest bidder at an open and competitive auction; however, the Treasurer may reject any and all bids at the sale or any adjournment thereof which the treasurer, in their sole discretion, deems inadequate. The highest bidder on a parcel will be required to make a deposit of \$500.00 on the day of the auction. This deposit must be in the form of cash, certified check, money order or bank check. No personal checks will be accepted. The remainder of the purchase price must be paid within ten (10) days, by cash, certified check, money order, or bank check. Failure to pay the remainder of the purchase price within ten (10) days will result in the forfeiture of your deposit to the Town of Leicester.

If you wish to obtain further information about any parcel listed, you are encouraged to examine the maps and records at the Town Assessors' Office. The terms and conditions listed below are subject to change.

The terms and conditions listed below apply to the sale of the parcel herein advertised:

1. The Town of Leicester, its Custodian, employees, representatives, auctioneer and/or agents make NO REPRESENTATIONS AS TO THE INSURABILITY OR MARKETABILITY OF THE TITLE OTHER THAN THE TITLE VESTS IN THE TOWN OF LEICESTER BY LAND COURT DECREE OF FORECLOSURE.
2. This parcel is sold "AS IS". The Town of Leicester, its Custodian, employees, representatives, auctioneer and/or agents make NO REPRESENTATIONS AS TO WHETHER OR NOT THIS PARCEL IS SUITABLE FOR YOUR INTENDED USE AND MAKE NO REPRESENTATIONS AS TO THE CONDITION AND/OR HABITABILITY OF ANY STRUCTURE AND/OR BUILDING THAT CURRENTLY EXISTS ON THE PREMISES. Prospective purchasers are responsible for investigating the suitability of this parcel for its intended use prior to auction.

3. This parcel is sold subject to any existing environmental or hazardous waste conditions, if any, including but not limited to lead paint, asbestos, underground oil tanks and/or mold, whether in or at the property, which may or may not be in compliance with any applicable laws, policies or regulations.
4. This parcel is sold subject to any applicable septic/disposal system inspection/upgrade requirements as set forth in the Department of Environmental Protection's Title 3 310 CMR, Section 15.301(f).
5. Any error, misstatement, or omission in the description of the property will not annul the sale or be grounds for any abatement or compensation.
6. The following person(s) will not qualify to be a successful bidder: (1) the prior owner of the property and/or his or her agent or straw; (2) any person or entity that was party to the foreclosure action of pertaining to the property; and (3) any person currently delinquent in paying his/her own property taxes and/or other taxes or charges owed to the Town of Leicester.
7. The successful buyer will be required to: (1) sign and file a disclosure statement pursuant to M.G.L. c7, §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 aiding, counseling or procuring the willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance.
8. The balance of the contract sales price, pro forma taxes (to be calculated pursuant to M.G.L. c.44 §63A), a processing fee of \$500.00, and recording fee of \$155.00 must be paid by certified funds within ten (10) days of the auction. Failure to pay the remainder of the balance within ten (10) days will result in the forfeiture of the deposit to the Town of Leicester and the sale will be offered to the second highest bidder.
9. The Custodian reserves the right to reject any bid at the auction or any adjournment thereof which, in his or her opinion, does not approximate the fair market value of the property.
10. A deposit in the amount of \$500.00 is required to register to bid at the auction. The successful bidder's deposit will be held by the Town as a non-refundable deposit on the sale which shall be forfeited to the Town as liquidated damages in the event the high bidder fails to comply with the terms and conditions of the sale and/or is in default thereof.

Nicholas George
Treasurer Collector