

AT LEAST FOURTEEN DAYS before the date of sale this NOTICE MUST BE SENT BY REGISTERED MAIL, to the person who was the owner of record immediately prior to the acquisition by the city or town of the title to the property. If such owner of record is deceased, notice should be sent to each interested heir or devisee as appearing in the probate records.
A SIMILAR NOTICE MUST BE POSTED in two or more convenient and public places in the city or town.

STATE TAX
FORM 472

CUSTODIAN'S NOTICE OF SALE

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF FITCHBURG
OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED:
NAME OF FORMER OWNER OF RECORD

Lisa Boivin, 17 Kaysa Drive, Fitchburg, MA 01420

NOTICE IS HEREBY GIVEN THAT on Thursday, the 28th day of October, 2021 at 12:00 P.M., at Saima Park, Memorial Pavilion, 67 Scott Road, Fitchburg, MA, acting on behalf of the City of Fitchburg and in accordance with the provisions of Acts of 1938, Chapter 358, Section 2, as amended by Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 1947, Chapter 224, Section 1; Section 77B of Chapter 60.

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

DESCRIPTION OF PROPERTY TO BE SOLD
(THE DESCRIPTION MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)

LOCATION OF PROPERTY:

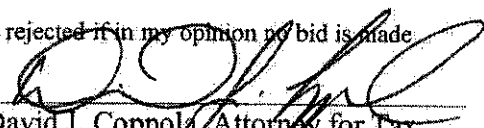
Land in said Fitchburg, with the buildings thereon, at 161 Beech Street, shown on Map 51, Block 69, Lot 0 in the office of the Assessors of the City of Fitchburg, and being the premises described in Worcester North District Registry of Deeds, Book 1226, Page 480.

Tax Title recorded in Worcester North District Registry of Deeds, Book 7642, Page 270.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in the form of a bank check in the amount of 10% of the purchase price, of which \$10,000.00 is due at the auction and the remainder of the 10% is due on or before 12:00 p.m. on Friday, October 29, 2021, a buyer's premium in the amount of 10% of the sale price, the pro forma real estate tax for the remainder of fiscal year 2022, a deed recording fee in the amount of \$155.00, and a fee for legal services in the amount of \$1,500.00. The balance of the purchase price and all fees must be paid on or before November 30, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

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 value of the property.


David J. Coppola, Attorney for Tax
Title Custodian of City of Fitchburg

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Majella Keating, 16 Prichard Street #1004, Fitchburg, MA 01420

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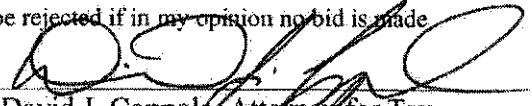
Land in said Fitchburg, with the buildings thereon, at 40 Nashua Street, shown on Map 68, Block 78, Lot 0 in the office of the Assessors of the City of Fitchburg, and being the premises described in Worcester North District Registry of Deeds, Book 1455, Page 599 and Worcester Probate 99P0573.

Tax Title recorded in Worcester North District Registry of Deeds, Book 5481, Page 176.

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Mariette Therrien, 240 Fairmount Street, Fitchburg, MA 01420
Linda Thibault, 156 Oak Hill Road, Fitchburg, MA 01420

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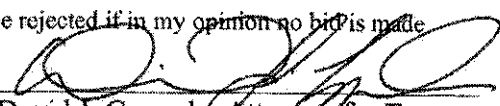
Land in said Fitchburg, at 63 Beech Street, shown on Map 39, Block 12, Lot 0 in the office of the Assessors of the City of Fitchburg, and being the premises described in Worcester North District Registry of Deeds, Book 1128, Page 155.

Tax Title recorded in Worcester North District Registry of Deeds, Book 3984, Page 320.

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