

COMMONWEALTH OF MASSACHUSETTS TOWN OF WILLIAMSTOWN Notice is Hereby Given that on Wednesday, November 12, 2025 at 11:00 a.m. at Williamstown Town Hall, 31 North Street, Williamstown, Massachusetts, the Town's Tax Title Custodian acting on behalf of the Town of Williamstown, and in accordance with the provisions of Massachusetts General Laws Chapter 60, Section 77B, shall offer for sale at public auction the hereinafter described property acquired by the Town through Tax Title Foreclosure. Bidder registration will commence at 10:00 a.m. Property Description: A certain parcel of land located at 0 Harrison Avenue, Williamstown, Massachusetts, containing 0.264 acres of land, more or less, shown on Assessor's Map 126, Block 0905, and being the premises described in a Judgment in Tax Lien Case (Docket 17 TL 000978) recorded with the Berkshire Northern Registry of Deeds in Book 1784, Page 270. See also Instrument of Taking recorded with said Registry in Book 1581, Page 1041. A Five Thousand Dollar (\$5,000.00) deposit in the form of a cashiers check made out to the Town of Williamstown will be required to bid at the auction. Town of Williamstown Tax Possession Land Auction TERMS AND CONDITIONS 1. The parcel will be sold "AS IS" to the highest bidder, with no guarantees as to the condition of the improvements and/or for further construction and/or improvements to the parcel and/or environmental conditions thereon and/or the insurability or marketability of title other than that the title has been foreclosed upon by the Land Court. 2. To register to bid, a deposit in the form of a bank check in the amount of \$5,000.00 made payable to the Town of Williamstown is required. The successful bidder's deposit will be held by the Town as a non-refundable deposit and will be forfeited if the bidder fails to comply with the terms of the sale or defaults. 3. The following are not permitted to bid: (1) the prior owner of the property or any of their agents, representatives, or nominees; (2) any person or entity that was a party to the foreclosure action for the property; (3) anyone currently delinquent in paying property taxes or other amounts owed to the Town of Williamstown; (4) any full-time or part-time employee of the Town of Williamstown; (5) any person who has been convicted of arson, of aiding or counseling the willful and malicious setting of a fire, or of filing a fraudulent fire insurance claim. 4. The successful bidder must sign a Memorandum of Sale immediately upon completion of the auction and will have thirty (30) days to pay the remaining balance. Failure to close within that period will result in forfeiture of the deposit. The Town's Tax Title Custodian reserves the right to reject any and all bids if such rejection is deemed in the best interest of the Town. 5. At closing, in addition to the winning bid amount, the successful bidder will be required to pay pro forma real estate taxes, a buyer's premium of five percent (5%) of the purchase price, deed recording fees of \$160.25, and legal fees of \$600.00 for legal services provided to the Town by K.P. Law, P.C. in conjunction with the auction. Prospective bidders are strongly advised to consult with a qualified real estate attorney prior to bidding. 6. Pro forma taxes will be calculated from the date the successful bidder delivers the balance of the purchase price to the Town through Fiscal Year 2026, that is, through June 30, 2026, pursuant to the requirements of G.L. c. 44, 63A. 7. The successful bidder will be required to execute a Disclosure Statement as required by G.L. c. 7C, 38 and a Certificate of Compliance pursuant to G.L. c. 60, 77B. 8. Any and all bids at such sale or any adjournment thereof may be rejected if in the Custodian's opinion no bid is made which approximates the fair value of the property. 9. All materials and documents provided by the Town or its employees or agents in connection with this auction are for informational purposes only. The Town makes no representations or warranties regarding the accuracy or completeness of such information. Prospective purchasers are responsible for their own due diligence. For further information, contact Rachel Vadnais Treasurer Town of Williamstown 413-458-3500 ext 103 Ad# 98286 10/28/2025, 11/04/2025 11/11/2025