

THE COMMONWEALTH OF MASSACHUSETTS

**TOWN OF DOUGLAS**

**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

Mr. Ronald G McGee  
32 Kimberly Drive  
Dryden NY 13053

**NOTICE IS HEREBY GIVEN THAT ON Tuesday, the 27th day of April, 2021 at 12:00 NOON, Outside at the Douglas Municipal Center located at 29 Depot Street Douglas, MA, Cheryl J. Vaidya, Tax Title Custodian, acting on behalf of the Town of Douglas and in accordance with the provisions of Acts of 1038, Chapter 358, Section 2 as amended by the Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 947, Chapter 22, Section 1; Section 77B of Chapter 60.**

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

**DESCRIPTION OF PROPERTY TO BE SOLD**

**Location of Property**

A certain parcel of land said to contain 5,000 Square Feet, more or less, located at 37 Kerney Road; known as Assessor's Map 284 Parcel 167 (f/k/a Map 54 Block 228 / Lot #8 Sec 6 on Plan recorded at the Worcester District Registry of Deeds in Book 287, Plan 13), Deed recorded at the Worcester Registry of Deeds in Book 5136 Page 565-6.

The parcel is being offered for sale in conjunction with the parcel located at 35 Kerney Road, Douglas, Massachusetts, known as Map/Parcel 284-168.

Tax Taking Recorded at Worcester Registry of Deeds Book 7330 Page 359.

See Land Court Judgment recorded with Worcester Registry of Deeds Book 21609 Page 194

**TERMS AND CONDITIONS OF SALE**

The parcel being offered for sale has been taken by the Town of Douglas for the non-payment of taxes due thereon and are subject to tax title accounts, which have not been redeemed. The Treasurer reserves the right to remove this parcel from the auction if the tax title is redeemed, or for any other reason. The parcel is being sold "As Is" and without covenants. Any individual interested in purchasing any of the parcels being sold at this Auction should conduct an independent investigation and inspection of the parcels before entering a bid. 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 she, in her sole discretion, deems inadequate. The minimum bid amount, if any, for each parcel will be announced prior to offering that parcel for sale and may be either higher or lower than the redemption amount.

Bidders must provide a deposit of \$5,000.00 for Parcels 284-167 and 284-168 at the time of the bidding. This deposit must be in the form of a certified check or bank cashier's check. No personal checks will be accepted. The remainder of the purchase price must be paid within thirty (30) days by wire, certified or bank check, or an Attorney IOLTA check. Failure to pay the remainder of the purchase price within thirty (30) days will result in the forfeiture of your deposit to the Town of Douglas. Deposits for bidders that do not purchase a parcel will be returned the day of the auction.

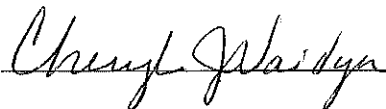
Pursuant to M.G.L. c. 44, Section 63A, the successful bidder is required, as a condition of the sale, to pay the Town:

- 1) a pro-rata amount of the Municipal Real Estate Taxes based upon the Fiscal Year 2021 tax rate multiplied by the purchase price; and
- 2) for closings scheduled between January 2 and June 30th, a pro forma payment of the Municipal Real Estate Taxes in lieu of taxes for the next succeeding fiscal year, also based upon the Fiscal Year 2021 tax rate multiplied by the purchase price.

The successful bidder is required, as a condition of the sale, to authorize the Treasurer to record his deed, and shall pay the expense of such recording which is \$155.00, in addition to the respective purchase price, an 7% 'Buyer's Premium' and a special assessment of \$500.00 per Parcel for legal fees.

If you wish to obtain further information about any parcel listed, you are encouraged to examine the maps and records at the Douglas Assessors' Office. The auction sale may be subject to additional terms and conditions.

Any and all bids at such sale or any adjournment thereof may be rejected if in my option no bid is made which approximates the fair value of the property.



Cheryl J. Vaidya, Tax Title Custodian

THE COMMONWEALTH OF MASSACHUSETTS

**TOWN OF DOUGLAS**

**OFFICE OF THE CUSTODIAN  
OF PROPERTY ACQUIRED BY GIFT TO TOWN OF DOUGLAS**

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

NAME OF FORMER OWNER OF RECORD

**Francis J Sweeney  
8 Victory Lane  
Hopkinton MA 01748**

**NOTICE IS HEREBY GIVEN THAT ON Tuesday, the 27th day of April, 2021 at 12:00 NOON, Outside at the Douglas Municipal Center located at 29 Depot Street Douglas, MA, Cheryl J. Vaidya, Tax Title Custodian, acting on behalf of the Town of Douglas and in accordance with the provisions of Acts of 1038, Chapter 358, Section 2 as amended by the Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 947, Chapter 22, Section 1; Section 77B of Chapter 60.**

**I SHALL OFFER FOR SALE AT PUBLIC AUCTION** the hereinafter property acquired by said Town by gift to Town as set forth below.

**DESCRIPTION OF PROPERTY TO BE SOLD**

**Location of Property**

**A certain parcel of land said to contain 5,000 Square Feet, more or less, located at 35 Kerney Road, known as Assessor's Map 284 Parcel 168 (f/k/a Map 54 Block 229 / Lot #10 Sec 6 on Plan recorded at the Worcester District Registry of Deeds as Book 287 Plan 13), Deed recorded at the Worcester Registry of Deeds Book 5136 Page 565-6.**

**The Town having acquired title to said Parcel by virtue of a gift made to the Town of Douglas by Deed recorded with the Worcester District Registry of Deeds in Book 14768, Page 155, said gift being accepted by the Town of Douglas at Town Meeting on January 25, 1994, and said Parcel approved by the Town of Douglas for public sale at Town Meeting on May 5, 2015.**

**The parcel is being offered for sale in conjunction with the parcel located at 37 Kerney Road, Douglas, Massachusetts, known as Map 284 Parcel 167.**

**TERMS AND CONDITIONS OF SALE**

The parcel being offered for sale has been taken by the Town of Douglas for the non-payment of taxes due thereon and are subject to tax title accounts, which have not been redeemed. The Treasurer reserves the right to remove this parcel from the auction if the tax title is redeemed, or for any other reason. The parcel is being sold "As Is" and without covenants. Any individual interested in purchasing any of the parcels being sold at this Auction should

conduct an independent investigation and inspection of the parcels before entering a bid. 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 she, in her sole discretion, deems inadequate. The minimum bid amount, if any, for each parcel will be announced prior to offering that parcel for sale and may be either higher or lower than the redemption amount.

Bidders must provide a deposit of \$ 5,000.00 for Parcels 284-167 and 284-168 at the time of the bidding. This deposit must be in the form of a certified check or bank cashier's check. No personal checks will be accepted. The remainder of the purchase price must be paid within thirty (30) days by wire, certified or bank check, or an Attorney IOLTA check. Failure to pay the remainder of the purchase price within thirty (30) days will result in the forfeiture of your deposit to the Town of Douglas. Deposits for bidders that do not purchase a parcel will be returned the day of the auction.

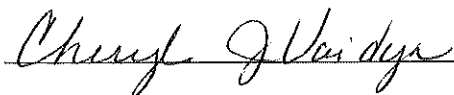
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- 1) a pro-rata amount of the Municipal Real Estate Taxes based upon the Fiscal Year 2021 tax rate multiplied by the purchase price; and
- 2) for closings scheduled between January 2 and June 30th, a pro forma payment of the Municipal Real Estate Taxes in lieu of taxes for the next succeeding fiscal year, also based upon the Fiscal Year 2021 tax rate multiplied by the purchase price.

The successful bidder is also required, as a condition of the sale, to authorize the Treasurer to record his deed, and shall pay the expense of such recording which is \$155.00, in addition to the respective purchase price, an 7% 'Buyer's Premium' and a special assessment of \$500.00 per Parcel for legal fees.

If you wish to obtain further information about any parcel listed, you are encouraged to examine the maps and records at the Douglas Assessors' Office. The auction sale may be subject to additional terms and conditions.

Any and all bids at such sale or any adjournment thereof may be rejected if in my option no bid is made which approximates the fair value of the property.



Cheryl J. Vaidya, Tax Title Custodian