

COMMONWEALTH OF MASSACHUSETTS
CITY OF LAWRENCE
OFFICE OF THE TREASURER
NOTICE OF SALE OF LAND OF LOW VALUE

Notice Is Hereby Given that on Wednesday, the 16th day of November, 2022 at 11:00 o'clock in the morning at 71 Cross Street, Lawrence, MA 01841, acting in accordance with the provisions of Massachusetts General Laws Chapter 60, Sections 79 and 80, the City Treasurer SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described parcel, which has been taken by the City Tax Collector for nonpayment of taxes and charges due thereon, and that has been determined to be a parcel that meets the definition of "Land of Low Value" pursuant to said Sections 79 and 80 of said Chapter 60 and are therefore eligible to be sold by the Treasurer at PUBLIC AUCTION:

The Parcel: That certain parcel of land located in Lawrence in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:
 Southwesterly by the northeasterly line of Cross Street, forty (40) feet;
 Northwesterly by land now or formerly of Ernest J. Morin, et al., seventy and 46/100 (70.46) feet;
 Northeastery ten (10) feet;
 Northwesterly forty (40) feet by land now or formerly of Mary A. McSweeney;
 Northeastery by land now or formerly of Jaberu Aberizki, thirty-seven (37) feet; and
 Southeasterly by land now or formerly of Mary G. Dempsey eighty-eight and 77/100 (88.77) feet.

All of said boundaries are determined by the Court to be located as shown on Plan No. 18776-A, drawn by McCracken Bros. Engineers, dated June 14, 1943, as modified and approved by the Court, filed in the Essex County Northern District Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 2883, Book 19, Page 333.

The Parcel is known and numbered as 71 Cross Street, shown as Parcel 48 on Assessors' Map 168, and further described in Certificate of Title No. 12487 filed with said Land Registration Office. See also Affidavit to Foreclose Tax Title - Land of Low Value filed with said Certificate of Title as Document No. 128035.

MIMIMUM ADEQUATE BID = \$56,545.65

TERMS AND CONDITIONS

A deposit of One Thousand Dollars (\$1,000.00) will be required to pre-qualify for auction participation. Deposits shall be in the form of money order or certified check. The Parcel shall be sold to the highest bidder "as is" with no guarantees or warranties that any further construction and/or improvements to the Parcel will be able to be legally made. Title to be conveyed pursuant to sale will NOT likely be insurable by a Title Insurer without further legal action on the part of the purchaser after the sale has been completed and the City makes no representations that such legal action will ever successfully result in insurable title. Notwithstanding possible non-insurability, or the ultimate status of title, sale proceeds shall nonetheless be paid to the City of Lawrence no later than 10 days from the date of sale and shall be non-refundable regardless of the ultimate outcome concerning insurability of title, or actual status of title to the parcel or parcels. Purchasers are also on notice that prior owners of the parcels or their heirs and assigns may still possess legal rights to the Parcel. The successful bidder shall

sign a Memorandum of Sale outlining these terms at the time of the sale, and shall have 10 days thereafter to pay the balance due. Any and all bids may be rejected if so deemed by the Treasurer to be in the best interest of the City. The successful bidder will be required to pay a portion of the real estate taxes for the current fiscal year, which taxes will be calculated from the date the successful bidder delivers the balance of the purchase price to the City through June 30, 2023. Any and all bids at such sale or any adjournment thereof may be rejected if said bids are not adequate as aforementioned.

The Treasurer shall execute and deliver to the highest bidder whose bid has not been rejected as inadequate a certified copy of a Treasurer's Deed, to be certified by said Land Registration Office, without any covenant except that the sale has in all particulars been conducted according to law. The purchaser shall be required as a condition of the sale to authorize the Treasurer executing the deed on behalf of the City to record/file the same with said Land Registration Office, and the expense of such recording/filing shall be paid by such purchaser. The full purchase price shall be paid by certified bank check to the Treasurer no later than 10 days from the date of the sale prior to recording/filing of the Treasurer's Deed with said Land Registration Office. The deed to be executed by the Treasurer shall be in the form of a "Treasurer's Deed to a Person, Land of Low Value, State Tax Form 474" a copy of which shall be available for inspection at the sale, and shall be recorded/filed with said Land Registration Office by the Treasurer after receipt of the balance of sale proceeds.

If no person bids on the Parcel, or if no bid is deemed adequate by the Treasurer, or if a successful bidder fails to complete payment of the sale proceeds on the Parcel within 10 days of the sale, then the sale shall be adjourned to be held again on Wednesday November 30, 2022 at 11:00 o'clock in the morning under the same terms and conditions as outlined above. If no person bids on the Parcel at the adjourned sale, or if no bid is deemed adequate by the Treasurer at the said adjourned sale, or if a successful bidder fails to complete payment of the sale price within 10 days of the date of the sale, the Treasurer shall make a public declaration of the fact, and if no bid, or no bid deemed adequate as aforesaid is then made, the Treasurer shall then give notice that she purchases the Parcel for the City. If the City becomes the purchaser of the Parcel, the Treasurer shall execute to the City a deed which shall set forth that no bid, or no bid deemed adequate as aforesaid, was made at the sale or at the adjourned sale, or that the purchaser failed to pay the bid amount, as the case may be.

Any materials or documents concerning this auction prepared or furnished by the City or its employees or agents are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and draw their own conclusions.

Perla Ortiz
 City Treasurer
 City of Lawrence, MA

Craftivism
 - a **FREE** craft-art and activism class for teens -

class details:

- when** - Wednesdays 5:30 - 7:30 pm
 Nov 2nd, 9th, 16th, 30th, and Dec 7th
- where** - HC Media Studio 101, 2 Merrimack St, Haverhill
- more info/register** - www.creativehaverhill.org/programs

FIND YOUR VOICE, SHOW THE WORLD!

   

[MORE INFO & REGISTER HERE](#)

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THANK YOU VETERANS

 **HONORING VETERANS**
in memory of Roger Twomey

12th Annual
Pancake Breakfast

Sunday November 6, 2022 8:30-11:30am

LAWRENCE ELKS LODGE, 682 Andover Street

All you can eat Pancakes - Pastry - Bacon - Sausage - Fruit & more
VETERANS ARE FREE - \$5 per person - Raffles

ALL WELCOME

VETERANS ARE FREE