

LEGAL NOTICE
TOWN OF FRANKLIN
OFFICE OF THE TREASURER

SALE OF LOW VALUE PARCELS
M.G.L. CHAPTER 60, SECTION 79

MAY 17, 2017 AT 10:00 AM
MUNICIPAL BUILDING
355 EAST CENTRAL STREET
COUNCIL CHAMBERS, 2ND FLOOR

Notice is hereby given that on Wednesday, May 17, 2017 at 10:00 AM at the Town of Franklin Municipal Building, 2nd Floor Council Chambers, pursuant to the provisions of General Laws, Chapter 60, Section 79, James P. Dacey, the Treasurer of the Town of Franklin, intends to sell the hereinafter described parcels of land at public auction, said sale having been approved by the Commissioner of Revenue for the Commonwealth of Massachusetts pursuant to M.G.L., Chapter 60, Section 79.

Parcel No. 1 7.58 ACRE(S) of land (landlocked), more or less, situated **OFF MILL STREET** and shown as Map and Parcel 266-073-000-000 on the Franklin Assessors' map. Tax taking is dated March 25, 2016 and recorded with the Norfolk County Registry of Deeds at Book 33977, Page 526 and Affidavit to Foreclose Tax Title recorded November 23, 2016 at Book 34695, Page 576. Assessed owner: LEDBURY, MARIA, ALBERT, GEORGE, FRANK, JOHN, CHESTER; GREEN, ALICE; WATERHOUSE, EMMA; ROBINSON, ELIZABETH. **Deposit required-\$7,500.**

Parcel No. 2 1.08 ACRE(S) of land, more or less, situated on **MCCARTHY STREET** and shown as Map and Parcel 287-105-000-000 on the Franklin Assessors' map. Tax taking is dated September 29, 1978 and recorded with the Norfolk County Registry of Deeds at Book 5522, Page 405 and Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 33752, Page 260. Assessed owner: GEB, HARRY J ET AL. **Deposit required-\$10,000.**

Parcel No. 3 .20 ACRE(S) of land (landlocked), more or less, situated on **NORTHGATE ROAD** and shown as Map and Parcel 236-089-000-000 on the Franklin Assessors' map. Tax taking is dated June 6, 2008 and recorded with the Norfolk County Registry of Deeds at Book 25854, Page 313, Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 34695, Page 576 and Affidavit under G.L.c. 183, §5b at Book 33909, Page 37. Assessed owner: HARBORWOOD ASSOCIATION. **Deposit required-\$750.**

Parcel No. 4 .543 ACRE(S) of land, more or less, situated off **BALD HILL DRIVE** and shown as Map and Parcel 325-013-000-000 on the Franklin Assessors' map. Tax taking is dated April 7, 2006 and recorded with the Norfolk County Registry of Deeds at Book 23572, Page 385 and Affidavit to Foreclose Tax Title recorded October 22, 2008 at Book 26110, Page 388. Assessed owner: GRACEWOOD DEVELOPMENT. **Deposit required \$1,500.**

Parcel No. 5 .123 ACRE(S) of land, more or less, situated on **GROVE STREET** and shown as Map and Parcel 271-009-000-000 on the Franklin Assessors' map. Tax taking is dated March 22, 2013 and recorded with the Norfolk County Registry of Deeds at Book 31178, Page 18 and Affidavit to Foreclose Tax Title recorded August 4, 2015 at Book 33372, Page 448. Assessed owner: SYDNEY SMITH. **Deposit required-\$750.**

Parcel No. 6 .15 ACRE(S) of land, more or less, situated on **POPULATIC STREET** and shown as Map and Parcel 218-051-000-000 on the Franklin Assessors' map. Tax taking is dated April 16, 2009 and recorded with the Norfolk County Registry of Deeds at Book 26591, Page 23 and Affidavit to Foreclose Tax Title recorded November 23, 2016 at Book 34695, Page 576. Assessed owner: COHEN, CLAUDIA MOORE. **Deposit required-\$500.**

Parcel No. 7 .7 ACRE(S) of land, more or less, situated on **POPULATIC STREET** and shown as Map and Parcel 218-055-000-000 on the Franklin Assessors' map. Tax taking is dated April 16, 2009 and recorded with the Norfolk County Registry of Deeds at Book 26591, Page 26 and Affidavit to Foreclose Tax Title recorded November 23, 2016 at Book 34695, Page 576. Assessed owner: HAROLD AND CLAUDIA COHEN. **Deposit required-\$5,000.**

Parcel No. 8 1.071 ACRE(S) of land, more or less, situated off **KING STREET** and shown as Map and Parcel 298-069-000-000 on the Franklin Assessors' map. Tax taking is dated March 21, 2014 and recorded with the Norfolk County Registry of Deeds at Book 32138, Page 37 and Affidavit to Foreclose Tax Title recorded November 23, 2016 at Book 34695, Page 576. Assessed owner: GREGORY, BESSIE; SAVAGE, ALICE M.; SMITH, GLADYS A. & LEONA; JAMES R. **Deposit required-\$2,500.**

Parcel No. 9 .002 ACRE(S) of land, more or less, situated on **POPULATIC STREET** and shown as Map and Parcel 218-064-000-000 on the Franklin Assessors' map. Tax taking is dated March 16, 2012 and recorded with the Norfolk County Land Court Document Number 1248038 and Affidavit to Foreclose Tax Title recorded August 5, 2015 Document Number 1335081. Assessed owner: MAPLE SANDS CORPORATION. **Deposit required-\$100.**

Parcel No. 10 .034 ACRE(S) of land, more or less, situated on **POPULATIC STREET** and shown as Map and Parcel 218-059-000-000 on the Franklin Assessors' map. Tax taking is dated March 16, 2012 and recorded with the Norfolk County Land Court Document Number 1248037 and Affidavit to Foreclose Tax Title recorded August 5, 2015 Document Number 1335081. Assessed owner: MAPLE SANDS CORPORATION. **Deposit required-\$100.**

Parcel No. 11 .379 ACRE(S) of land, more or less, situated on **MEADOWBROOK ROAD** and shown as Map and Parcel 244-127-000-000 on the Franklin Assessors' map. Tax taking is dated March 25, 2011 and recorded with the Norfolk County Land Court Document Number 1223854 and Affidavit to Foreclose Tax Title recorded December 23, 2015 Document Number 1344491. Assessed owner: MAPLE SANDS CORPORATION. **Deposit required-\$500.**

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 he, in his sole discretion, deems inadequate. Parcels may be removed from the auction at the Treasurer's sole discretion. **Pre-registration begins at 9:00 AM. Bidders must provide the deposit listed above PER PARCEL upon which a bid will be offered.** Bidders must have positive identification and the required deposit amount, in the form of a bank check (treasurer's, cashier's, or certified) to qualify to bid. No personal or business checks will be accepted. The check should be made payable to the Town of Franklin OR Your Name (this meaning that both the Town of Franklin and your name should appear on the check, connected by the word OR).

The remainder of the purchase price must be paid within ten (10) days by a bank check (treasurer's, cashier's, or certified). 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 Franklin. Deposits for bidders who do not purchase a parcel will be returned the day of the auction. Any parcel not sold will be offered again on Wednesday, May 31, 2017 at the same location at 10:00 AM. Bidders for the May 31, 2017 auction must provide the deposit listed above PER PARCEL upon which a bid will be offered.

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

James P. Dacey
Treasurer/Collector