

CITY OF WORCESTER

Foreclosed Tax Title Public Auction

*August 31, 2016
9:30 A.M.*



*Mariann Castelli Hier
Treasurer & Collector of Taxes
City of Worcester*

City of Worcester
Office of the Treasurer
NOTICE OF PUBLIC AUCTION

To Whom It May Concern:

You are hereby notified that:

Under the provisions of Massachusetts General Laws Chapter 60 §77B, and by virtue of the power vested in me as Tax Title Custodian, it is my intention to sell at public auction on **Wednesday August 31, 2016 at 9:30 o'clock A.M.** in Worcester City Hall 3rd Floor, Levi Lincoln Chamber, the following described parcels, Titles to which have been foreclosed by a Decree from the Land Court and vested in the City of Worcester:

- PARCEL 1 FTT #4997 – [41A SUTTON LANE](#)
About 23,089 sq. ft. of land with buildings thereon located at 41A Sutton Ln. being designated on Assessor's Plan as Map 27, Block 024, and Lot 00006 and now or formerly owned by said Precision Chrome & Finishing Corp., f/k/a A.A. Brunell Electroplating Corp.
MA DEP Release Tracking # 2-0017052
AND;
FTT #5003 – [41 SUTTON PLACE](#)
About 5,101 sq. ft. of land located at 41 Sutton Place being designated on Assessor's Plan as Map 27, Block 024, and Lot 00005 and now or formerly owned by said A.A. Brunell Electroplating Corp.
MA DEP Release Tracking # 2-0017052
MINIMUM BID \$10,000.00
- PARCEL 2 FTT #5008 – [21 ASHBURNHAM RD](#)
About 30,887 sq. ft. of land located at 21 Ashburnham Rd. being designated on Assessor's Plan as Map 22, Block 020, and Lot 0000A and now or formerly owned by said Mary Lou Lehigh.
MINIMUM BID \$2,000.00
- PARCEL 3 FTT #5014 – [3 CARSON CT](#)
About 3,177 sq. ft. of land located at 3 Carson Ct. being designated on Assessor's Plan as Map 07, Block 023, and Lot 00009 and now or formerly owned by said Martin J. Mullaney
MINIMUM BID \$10,000.00
- PARCEL 4 FTT #5015 – [5 GATES RD](#)
About 8,008 sq. ft. of land located at 5 Gates Rd. being designated on Assessor's Plan as Map 42, Block 038, and Lot 00003 and now or formerly owned by said Mitchell Inc.
MINIMUM BID \$10,000.00
- PARCEL 5 FTT #5016 – [40R VENUS DRIVE](#)
About 13,407 sq. ft. of land located at 40R Venus Dr. being designated on Assessor's Plan as Map 33, Block 34B, and Lot 00128 and now or formerly owned by said Grovewood Construction, Corp.
MINIMUM BID \$2,000.00

- PARCEL 6 FTT #5017 – [1 SPRING LANE](#)
About 34,354 sq. ft. of land located at 1 Spring Ln. being designated on Assessor's Plan as Map 42, Block 019, and Lot 84-88 and now or formerly owned by said Tuan Nguyen.
MINIMUM BID \$10,000.00
- PARCEL 7 FTT #5019 – [3 RAY ST](#)
About 11,542 sq. ft. of land located at 3 Ray St. being designated on Assessor's Plan as Map 10, Block 003, and Lot 00001 and now or formerly owned by said Sarja, David and Linda.
MINIMUM BID \$3,500.00
- PARCEL 8 FTT #5020 – [173 BROOKLINE ST](#)
About 11,469 sq. ft. of land located at 173 Brookline St. being designated on Assessor's Plan as Map 42, Block 008, and Lot 53+54 and now or formerly owned by said Avery Investment Companies, LLC.
MINIMUM BID \$2,000.00
- PARCEL 9 FTT #5021 – [119 DEWEY ST](#)
About 46,614 sq. ft. of land with buildings located at 119 Dewey St. being designated on Assessor's Plan as Map 06, Block 022, and Lot 00022 and now or formerly owned by said Dewey Properties, LLC
MA DEP Release Tracking # 2-0016569
MINIMUM BID \$35,000.00
- PARCEL 10 FTT #5022 – [10 STONEHAVEN RD](#)
About 7,500 sq. ft. of land located at 10 Stonehaven Rd. being designated on Assessor's Plan as Map 47, Block 008, and Lot 0017B and now or formerly owned by said Annie T. Connolly.
MINIMUM BID \$4,000.00
- PARCEL 11 FTT #5023 – [10 BRECK ST](#)
About 5,000 sq. ft. of land located at 10 Breck St. being designated on Assessor's Plan as Map 16, Block 003, and Lot 00034 and now or formerly owned by said Nildred Nti.
MINIMUM BID \$7,000.00
- PARCEL 12 FTT #5024 – [2 PASSWAY FOUR](#)
About 33,000 sq. ft. of land located at 2 Passway Four being designated on Assessor's Plan as Map 42, Block 023, and Lot 23-35 and now or formerly owned by said John Matwichick.
MINIMUM BID \$10,000.00
- PARCEL 13 FTT #5026 – [4 AIRDALE RD](#)
About 7,800 sq. ft. of land located at 4 Airdale Rd. being designated on Assessor's Plan as Map 35, Block 005, and Lot 00230 and now or formerly owned by said John Matwichick.
MINIMUM BID \$2,500.00
- PARCEL 14 FTT #5027 – [28 TRENT RD](#)
About 4,050 sq. ft. of land located at 28 Trent Rd. being designated on Assessor's Plan as Map 19, Block 022, and Lot 00136 and now or formerly owned by said Arthur Perreault.
MINIMUM BID \$3,500.00

- PARCEL 15 FTT #5028 – [24 AMBER ST](#)
 About 29,205 sq. ft. of land located at 24 Amber St. being designated on Assessor’s Plan as Map 42, Block 022, and Lot 00101 and now or formerly owned by said Lomartire, Marc C.
MINIMUM BID \$15,000.00
- ~~PARCEL 16 FTT #5029 – [2 BIGELOW ST](#)
 About 4,965 sq. ft. of land located at 2 Bigelow St. being designated on Assessor’s Plan as Map 05, Block 040, and Lot 00005 and now or formerly owned by said Leong Family Realty, LLC.
MINIMUM BID \$10,000.00 – TAX LIEN REDEEMED~~
- PARCEL 17 FTT #5030 – [0 SOUTHGATE ST](#)
 About 3,608 sq. ft. of land located at 0 Southgate St. being designated on Assessor’s Plan as Map 07, Block 023, and Lot 00024 and now or formerly owned by said Caroline R. Wrightson.
MINIMUM BID \$4,500.00
- PARCEL 18 FTT #5031 – [50 LUDLOW ST](#)
 About 8,000 sq. ft. of land with buildings located at 50 Ludlow St. being designated on Assessor’s Plan as Map 15, Block 015, and Lot 00020 and now or formerly owned by said Burrows, Lori A.
 MA DEP Release Tracking # 2-0016969
MINIMUM BID \$20,000.00
- PARCEL 19 FTT #5032 – [32 BANCROFT ST](#)
 About 3,917 sq. ft. of land located at 32 Bancroft St. being designated on Assessor’s Plan as Map 06, Block 019, and Lot 00045 and now or formerly owned by said Hristoforidis, Vasilos + Mirela.
MINIMUM BID \$3,500.00

All parcels are sold to the highest bidder “as is” with no guarantees for further construction and/or improvements to the parcels. . The successful bidder(s) at said auction will be required to make a down payment equal to 10% of the final sale price. Final payment plus a deed recording fee of \$125.00 will be due no later than 15 days after the date of said auction (September 15, 2016). The successful bidder(s) shall also be required to sign, under penalties of perjury, a statement that neither they nor any other person, who would gain equity in the property, have any tax delinquencies.

Upon receipt of the full payment, the Tax Title Custodian shall execute, deliver, and record on behalf of the City of Worcester the deed necessary to transfer the title of the City to such property sold. The Tax Title Custodian may accept or reject any and all bids at said auction and may adjourn said auction if of the opinion that no sufficient bids are made.

For the complete list of Rules and Regulations for City of Worcester Public Auction of Foreclosed Tax Titles, please visit our website at www.worcesterma.gov/finance/treasurer/public-auctions

Mariann Castelli Hier
 Tax Title Custodian

City of Worcester
Sale of Foreclosed Tax Title Properties
Regulations for Auction Sale

1. The properties being offered have been foreclosed by Decree from the Land Court. All properties will be sold “as is”. The City of Worcester (“City”), its Treasurer, employees, representative, and/or agents make NO REPRESENTATION AS TO ITS CONDITION FOR A STRUCTURE, OR THE SUITABILITY FOR A BUILDING FOR VACANT LAND, AND AS TO ALL PARCELS THE INSURABILITY OR MARKETABILITY OF ANY TITLE OTHER THAN THAT THE TITLE HAS BEEN FORECLOSED UPON BY THE COURT.
2. Any materials or documents concerning this auction prepared or furnished by the City or its employees 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.
3. The properties shall be conveyed subject to any environmental conditions, if any, including but not limited to hazardous waste conditions, which may or may not be in compliance with any applicable laws, policies or regulations.
4. The properties shall be conveyed subject to any person, if any, in actual occupancy. It will be the responsibility of the successful bidder and not the City to evict any former owner or any person upon the premises.
5. Any error, misstatement or omission in the description of the property shall not annul the sale, or be grounds for any abatement or compensation.
6. The Tax Title Custodian sets the minimum bid. The right is reserved to reject any and all bids.
7. The following person(s) shall not be qualified to be the successful bidder; (1) the prior owner of the property or his/her agent, representative, assign or straw; (2) any person currently delinquent in paying his/her own personal taxes or other charges to the City of Worcester; (3) any person who failed to close on the purchase of a property at a previous Public Auction; and (4) any person who was the subject to a tax title foreclosure by the City.
8. The successful bidder must pay a deposit of at least 10% of the selling price at the time of said auction. Such deposit shall be in the form of cash or check made payable to the “City of Worcester”. Failure to complete the transaction will result in forfeiture of said deposit to the City of Worcester.
9. The successful bidder will be required to execute a Disclosure Statement as required by M.G.L. C.7, §40J, a Memorandum of Sale, and a Certificate of Compliance pursuant to M.G.L. C.60 §77B
10. The requirements of M.G.L. C.44, §63A must be fully complied with regarding pro forma tax (sale price times the current tax rate).
11. The balance of the contract sale amount, plus a deed recording fee of \$125.00 must be paid by **certified or teller’s check** within fifteen (15) days of the auction sale **(September 15, 2016)**.
12. The right to keep such deposit shall belong to the City if Condition No. 11 is not fulfilled.

City of Worcester
Foreclosed Tax Title Auction
August 31, 2016

Property Description	Date of Decree	Decree Recorded	Minimum Bid	Sold Subject to: FY17 Pro Forma Tax
<p>FTT #4997 – 41A SUTTON LANE About 23,089 sq. ft. of land with buildings thereon located at 41A Sutton Ln. being designated on Assessor’s Plan as Map 27, Block 024, and Lot 00006 and now or formerly owned by said Precision Chrome & Finishing Corp., f/k/a A.A. Brunell Electroplating Corp AND;</p>	8/8/13	9/10/13	\$10,000.00	\$281.15
<p>FTT #5003 – 41 SUTTON PLACE About 5,101 sq. ft. of land located at 41 Sutton Place being designated on Assessor’s Plan as Map 27, Block 024, and Lot 00005 and now or formerly owned by said A.A. Brunell Electroplating Corp. MA DEP Release Tracking # 2-0017052</p>	12/13/13	12/26/13		
<p>FTT #5008 – 21 ASHBURNHAM RD About 30,887 sq. ft. of land located at 21 Ashburnham Rd. being designated on Assessor’s Plan as Map 22, Block 020, and Lot 0000A and now or formerly owned by said Margaret F. Jennette.</p>	8/18/14	9/11/14	\$2,000.00	\$34.11
<p>FTT #5014 – 3 CARSON CT About 3,177 sq. ft. of land located at 3 Carson Ct. being designated on Assessor’s Plan as Map 07, Block 023, and Lot 00009 and now or formerly owned by said Martin J. Mullaney</p>	3/6/15	3/12/15	\$10,000.00	\$281.15
<p>FTT #5015 – 5 GATES RD About 8,008 sq. ft. of land located at 5 Gates Rd. being designated on Assessor’s Plan as Map 42, Block 038, and Lot 00003 and now or formerly owned by said Mitchell Inc.</p>	2/27/15	3/12/15	\$10,000.00	\$170.53
<p>FTT #5016 – 40R VENUS DR About 13,407 sq. ft. of land located at 40R Venus Dr. being designated on Assessor’s Plan as Map 33, Block 34B, and Lot 00128 and now or formerly owned by said Grovewood Construction, Corp.</p>	4/27/15	7/1/15	\$2,000.00	\$34.11
<p>FTT #5017 – 1 SPRING LN About 34,354 sq. ft. of land located at 1 Spring Ln. being designated on Assessor’s Plan as Map 42, Block 019, and Lot 84-88 and now or formerly owned by said Tuan Nguyen.</p>	4/27/15	7/1/15	\$10,000.00	\$170.53

Pro Forma Taxes shown above are calculated based on the Minimum Bid – Actual Pro Forma tax will be calculated on the Final Sale Price

Property Description	Date of Decree	Decree Recorded	Minimum Bid	Sold Subject to: FY17 Pro Forma Tax
FTT #5019 – 3 RAY ST About 11,542 sq. ft. of land located at 3 Ray St being designated on Assessor’s Plan as Map 10, Block 003, and Lot 00001 and now or formerly owned by said David & Linda Sarja.	9/4/15	9/25/15	\$3,500.00	\$59.68
FTT #5020 – 173 BROOKLINE ST About 11,469 sq. ft. of land located at 173 Brookline St being designated on Assessor’s Plan as Map 42, Block 008, and Lot 53+54 and now or formerly owned by said Avery Investment Companies, LLC.	9/11/15	9/25/15	\$2,000.00	\$34.11
FTT #5021 – 119 DEWEY ST About 46,614 sq. ft. of land with buildings thereon located at 119 Dewey St being designated on Assessor’s Plan as Map 06, Block 022, and Lot 00022 and now or formerly owned by said Dewey Properties, LLC	10/27/15	11/18/15	\$35,000.00	\$984.02
FTT #5022 – 10 STONEHAVEN RD About 7,500 sq. ft. of land located at 10 Stonehaven Rd being designated on Assessor’s Plan as Map 47, Block 008, and Lot 0017B and now or formerly owned by said Annie T. Connolly	10/26/15	11/18/15	\$4,000.00	\$68.21
FTT #5023 – 9 BRECK ST About 5,000 sq. ft. of land located at 9 Breck St being designated on Assessor’s Plan as Map 16, Block 003, and Lot 00034 and now or formerly owned by said Mildred Nti + Andrews Danso	10/27/15	11/18/15	\$7,000.00	\$119.37
FTT #5024 – 2 PASSWAY FOUR About 33,000 sq. ft. of land located at 2 Passway Four being designated on Assessor’s Plan as Map 42, Block 023, and Lot 23-35 and now or formerly owned by said John Matwichuck	10/29/15	11/18/15	\$10,000.00	\$170.53
FTT #5026 – 4 AIRDALE RD About 7,800 sq. ft. of land located at 4 Airdale Rd being designated on Assessor’s Plan as Map 35, Block 005, and Lot 00230 and now or formerly owned by said John Matwichuck	10/29/15	11/18/15	\$2,500.00	\$42.63

Pro Forma Taxes shown above are calculated based on the Minimum Bid –Actual Pro Forma tax will be calculated on the Final Sale Price

Property Description	Date of Decree	Decree Recorded	Minimum Bid	Sold Subject to: FY17 Taxes
FTT #5027 – 28 TRENT RD About 4,050 sq. ft. of land located at 28 Trent Rd being designated on Assessor's Plan as Map 19, Block 022, and Lot 00136 and now or formerly owned by said the Heirs of Arthur L. Perreault.	3/2/16	3/16/16	\$3,500.00	\$26.80
FTT #5028 – 24 AMBER ST About 29,205 sq. ft. of land located at 24 Amber St. being designated on Assessor's Plan as Map 42, Block 022, and Lot 00101 and now or formerly owned by said Marc C. Lomartire.	3/2/16	3/16/16	\$15,000.00	\$372.01
FTT #5029 – 2 BIGELOW ST About 4,965 sq. ft. of land located at 2 Bigelow St being designated on Assessor's Plan as Map 05, Block 040, and Lot 00005 and now or formerly owned by said Leong Family Realty, LLC.	5/3/16	5/27/16	\$10,000.00	\$886.88
FTT #5030 – 0 SOUTHGATE ST About 3,608 sq. ft. of land located at 0 Southgate St being designated on Assessor's Plan as Map 07, Block 023, and Lot 00024 and now or formerly owned by said Caroline R. Wrightson.	5/3/16	5/27/16	\$4,500.00	\$368.69
FTT #5031 – 50 LUDLOW ST About 8,000 sq. ft. of land with buildings thereon located at 50 Ludlow St being designated on Assessor's Plan as Map 15, Block 015, and Lot 00020 and now or formerly owned by said Lori A. Burrows. MA DEP Release Tracking # 2-0016969	5/17/16	6/28/16	\$20,000.00	\$818.22
FTT #5032 – 32 BANCROFT ST About 3,917 sq. ft. of land located at 32 Bancroft St being designated on Assessor's Plan as Map 06, Block 019, and Lot 00045 and now or formerly owned by said Vasilos + Mirela Hristoforidis	5/13/16	6/28/16	\$3,500.00	\$18.55

Tax amount shown is the preliminary tax due - Actual FY17 tax bills will be issued on or around December 31, 2016