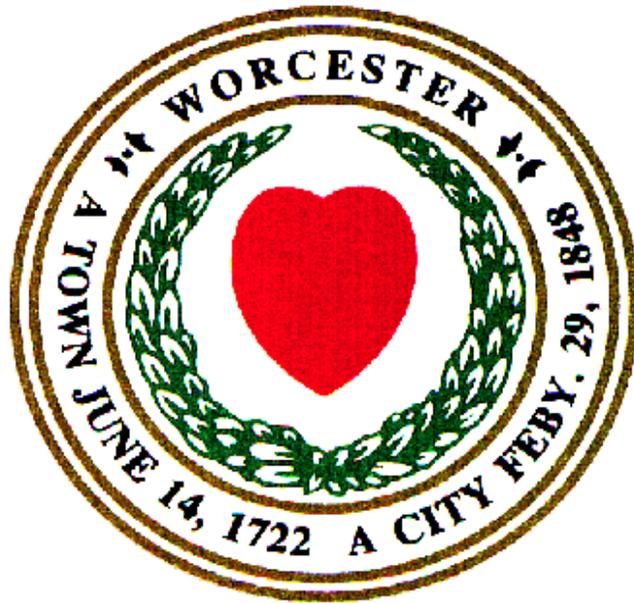


CITY OF WORCESTER

Tax Collector's Deed – Adjournment Sale

May 19, 2016



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

City of Worcester Tax Collector's Deed Sale

Regulations for Tax Collector's Deed Sale May 18, 2016

1. The liens being offered in a sale of Collector's Deeds have **NOT** been foreclosed by the City of Worcester. This is the initial step which could result in the foreclosure of the tax title being created by the Collector's Deed.
2. The owner of the property subject to a Tax Collector's Deed has the absolute right to redeem the property by paying the accrued taxes and other allowable charges prior to entry of a foreclosure judgment by the Massachusetts Land Court. Prior to the commencement of a foreclosure action in Land Court, the redemption amount is as set forth in applicable law, including G.L. c. 60, § 62.

According to the Massachusetts Department of Revenue, no amount bid in excess of the amount due for redemption becomes part of the principal, or accrues interest. Such an excess amount (or premium, or overbid, so called) does not become part of the amount necessary to redeem. Specifically, the amount for which the property was sold by the tax collector, all amounts subsequently certified to the tax title account, plus accrued tax title interest to the redemption date. Reasonable attorney fees may be charged with Court approval.

Payment may be made to either the purchaser of the Tax Collector's Deed or to the City Treasurer pursuant to G.L. Chapter 60 §63.

3. **THE TAX COLLECTOR'S DEED CONFERS NO RIGHT TO POSSESSION OF THE PROPERTY PRIOR TO ENTRY OF A FORECLOSURE JUDGMENT BY THE MASSACHUSETTS LAND COURT.**
4. The Tax Collector reserves the right to reject any and all bids.
5. The minimum bid is the amount due for redemption on this date.
6. **The purchaser must pay a deposit of at least 10% of the price,** at the time of the auction. Such deposit shall be made in the form of cash or a check made payable to the "City of Worcester".
7. The Balance must be paid by cash, certified check or teller's check **within 15 days of the auction sale** (June 3, 2016). After full payment is received, the Treasurer & Collector will issue a Collector's Deed and Purchaser's Statement for each lien sold.
8. If the successful bidder fails to comply with paragraph 7 above, then the ten percent deposit shall become the property of the Collector, as liquidated damages.
9. Any error, misstatement or omission in the description of the property shall not annul the collector's deed or be grounds for any abatement or compensation.

10. Purchaser must pay for all recording fees. The Collector's Deed and the name of the person or agent authorized to release the lien (purchaser's statement) must be recorded at the Worcester District Registry of Deeds.
11. The Purchaser must record the Collector's Deed at the Worcester District Registry of Deeds **within 60 days from the date of the sale** (Monday, July 18, 2016) Failure to record the Tax Collector's Deed within the prescribed time frame may cause the bidder to lose the full amount of the bid.
12. Purchaser must pay the FY2016 taxes and keep all future taxes current until he/she forecloses with the Massachusetts Land Court. FY2016 taxes will accrue interest at a rate of 16% per annum in accordance with applicable law.
13. Purchaser must be current with his/her/its taxes and other charges to the City of Worcester otherwise the purchaser shall be ineligible to acquire any lien.
14. Any person who previously was the successful bidder at a City of Worcester Public Auction and who defaulted on the purchase is ineligible to acquire any lien.
15. To be eligible to be the successful bidder, an entity which is not a natural person must be qualified to do business in the Commonwealth of Massachusetts, and provide documentation to that effect.
16. All bidders must register with the Treasurer & Collector and be present prior to the commencement of the auction. No person will be eligible to bid who has not registered prior to the auction. Registration will close at 9:15 a.m. on May 18, 2016.
17. Failure to comply with all terms and conditions of the sale listed above as well as the requirements of M.G.L. Ch60 concerning Tax Titles will be grounds for either:
 - a. Annuling the sale; or
 - b. Prohibiting the purchaser in violation from participating in future sales.

MASSACHUSETTS GENERAL LAW CHAPTER 60 §43

If the taxes are not paid, the collector shall, at the time and place appointed for the sale, sell by public auction, for the amount of the taxes and interest, if any, and necessary intervening charges, the smallest undivided part of the land which will bring said amount, or the whole for said amount, if no person offers to take an undivided part; and shall at such sale require of the purchaser an immediate deposit of such sum as he considers necessary to insure good faith in payment of the purchase money, and, on failure of the purchaser to make such deposit forthwith, the sale shall be void and another sale may be made as provided in this chapter. The word "taxes", as used in the provisions of this and the following sections of this chapter relating to collection by sale or taking of any parcel of land shall, so far as pertinent, include all taxes, assessments or portions thereof, rates and charges of every nature which constitute a lien upon such parcel and which have lawfully been placed upon the annual tax bill of a municipality or of a district wholly or partly located within its limits. The collector, on behalf of such municipality and district or either of them, shall make a single sale or taking of any parcel of land for all unpaid taxes as so defined. If the municipality purchases or takes the land in such case, the proceeds received upon redemption of the tax title or upon a sale following foreclosure of the right of redemption shall be applied first to taxes assessed on account of the municipality under chapter fifty-nine, including interest thereon, and all costs, charges and terms of redemption in any way resulting from such sale or taking, second to any district taxes, including interest thereon, in the order in which they were committed to the collector, and the balance to other assessments or portions thereof, rates and charges, including interest thereon, in the order in which they were committed to the collector.

MASSACHUSETTS GENERAL LAW CHAPTER 60 §45

The collector shall execute and deliver to the purchaser a deed of the land, stating the cause of sale, the price for which the land was sold, the name of the person on whom the demand for the tax was made, the places where the notices were posted, the name of the newspaper in which the advertisement of the sale was published, and the residence of the grantee, and shall contain a warranty that the sale has in all particulars been conducted according to law. The deed shall convey the land to the purchaser, subject to the right of redemption. The title thus conveyed shall, until redemption or until the right of redemption is foreclosed as hereinafter provided, be held as security for the repayment of the purchase price, with all intervening costs, terms imposed for redemption and charges, with interest thereon, and the premises conveyed, both before and after either redemption or foreclosure, shall also be subject to and have the benefit of all easements and restrictions lawfully existing in, upon or over said land or appurtenant thereto, and, except as provided in section seventy-seven, all covenants and agreements running with said premises either at law or in equity, when so conveyed. Such deed shall not be valid unless recorded within sixty days after the sale. If so recorded it shall be prima facie evidence of all facts essential to the validity of the title thereby conveyed, whether the deed was executed on or before as well as since July first, nineteen hundred and fifteen. No sale hereafter made shall give to the purchaser any right to possession of the land until the right of redemption is foreclosed, as hereinafter provided.

CITY OF WORCESTER



Premium Policy As of 7/25/13

Premiums paid by a purchaser at a public auction are refunded upon redemption by a person entitled to redeem, provided all applicable statutes and rules of the City Treasurer have been followed.

- Upon written request within 60 days of the date of redemption
- Accompanied by a detailed accounting of the amount collected by the holder of the lien for redemption
- A copy of the check submitted for payment by the redeemer
- A recorded copy of the Recorded Release

If it is determined that fees are collected not in accordance with M.G.L. the Treasurer shall deny the refund of any premium either in whole or in part.

The purpose of this policy is to encourage redemption between the taxpayer and the lien holder in the same manner that the taxpayer could have redeemed from the City. If the premium or interest thereon or any other fee not provided for in the statutes (i.e. legal fees not authorized by order of the Land Court) has been collected by the holder of the Tax Collector's Deed or Instrument of Assignment, the Treasurer shall deduct that amount from the premium and refund it to the person redeeming and may impose a ban on the future participation in City auctions for any party collecting unauthorized or excessive fees.

SUNDRY ESTATES
To be sold by Tax Collector's Deed for
UNPAID FISCAL 2015 TAXES

The Commonwealth of Massachusetts
City of Worcester
Office of the Collector of Taxes

To the owners of the hereinafter-described parcels of land situated in the City of Worcester, in the County of Worcester and the Commonwealth of Massachusetts and to all concerned:

You are hereby notified that on Wednesday May 18, 2016 at 9:30 o'clock A.M. Local Time in Worcester City Hall, Levi Lincoln Chamber 3rd Floor, 455 Main Street, Worcester Massachusetts pursuant to the provisions of General Laws Chapter 60, §§37, 40, 42, 43, 44, 45 and 48 and by virtue of the authority vested in me as Collector of Taxes, it is my intention to sell by Tax Collector's Deed the following parcels of land for non-payment after demand of the taxes thereon with interest and all intervening charges, of any balance of said taxes, unless the same have been paid before that date. The adjournment date for those properties not sold will be Friday May 19, 2016 at 9:00 o'clock A.M. Local Time in Worcester City Hall, Levi Lincoln Chamber 3rd Floor, 455 Main Street, Worcester Massachusetts.

All Bidders must register and be present prior to the commencement of said Auction; registration will close promptly at 9:15 a.m., to download a printable form visit our website at www.worcesterma.gov/finance/treasurer/public-auctions

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The Tax Collector's Deed confers no right to possession of the property prior to entry of a Foreclosure Judgment by the Massachusetts Land Court.

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- 1) **PROPERTY LOCATION:** 0 ALDENA RD
PROPERTY ID: 1543A0001R
CLASS/DESCRIPTION: 130/DEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$33,200

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
KETTLE BROOK LOFTS LLC	\$ 858.94	\$ 724.21

ABOUT 7,639 SQ. FT. OF LAND LOCATED AT 0000 ALDENA RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 15 BLOCK 43A LOT 0001R AND NOW OR FORMERLY OWNED BY SAID KETTLE BROOK LOFTS LLC

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- 2) **PROPERTY LOCATION:** 0 ALDENA RD
PROPERTY ID: 1543A0002R
CLASS/DESCRIPTION: 130/DEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$33,200

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
KETTLE BROOK LOFTS LLC	\$ 858.94	\$ 724.21

ABOUT 7,540 SQ. FT. OF LAND LOCATED AT 0000 ALDENA RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 15 BLOCK 43A LOT 0002R AND NOW OR FORMERLY OWNED BY SAID KETTLE BROOK LOFTS LLC

3) PROPERTY LOCATION: 118 BRIGHAM RD
PROPERTY ID: 5001400005
CLASS/DESCRIPTION: 130/DEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$45,500

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
HARRITY,JOSPEH	\$1,155.29	\$ 997.51

ABOUT 20,000 SQ. FT. OF LAND LOCATED AT 0118 BRIGHAM RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 50 BLOCK 014 LOT 00005 AND SUPPOSED NEW OWNER BEING HARRITY,JOSPEH

4) PROPERTY LOCATION: 0 BROOKS ST
PROPERTY ID: 23003002-4
CLASS/DESCRIPTION: 130/DEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$46,700

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
57 MOUNT AVENUE WORCESTER HOLDINGS LLC	\$1,184.20	\$1,023.69

ABOUT 35,430 SQ. FT. OF LAND LOCATED AT 0000 BROOKS ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 23 BLOCK 003 LOT 002-4 AND SUPPOSED NEW OWNER BEING 57 MOUNT AVENUE WORCESTER HOLDINGS LLC

5) PROPERTY LOCATION: 0 EK CT
PROPERTY ID: 410100022A
CLASS/DESCRIPTION: 132/UNDEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$1,200

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
CONSOLIDATED PROPERTIES LLC	\$ 73.42	\$ 31.17

ABOUT 650 SQ. FT. OF LAND LOCATED AT 0000 EK CT BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 41 BLOCK 010 LOT 0022A AND NOW OR FORMERLY OWNED BY SAID CONSOLIDATED PROPERTIES LLC

6) PROPERTY LOCATION: 45 FREMONT ST
PROPERTY ID: 2702100001
CLASS/DESCRIPTION: 400/INDUSTRIAL MANUFACTURING
FY2016 VALUE: \$408,100

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
61 FREMONT LLC	\$17,782.00	\$17,729.72

ABOUT 52,718 SQ. FT. OF LAND LOCATED AT 0045 FREMONT ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 27 BLOCK 021 LOT 00001 AND NOW OR FORMERLY OWNED BY SAID 61 FREMONT LLC

7) PROPERTY LOCATION: 37 KEACH AVE
PROPERTY ID: 2900200017
CLASS/DESCRIPTION: 131/POTENTIALLY DEVELOPABLE RES LAND
FY2016 VALUE: \$19,500

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
KANE,EDITH M	\$ 528.85	\$ 430.36

ABOUT 9,020 SQ. FT. OF LAND LOCATED AT 0037 KEACH AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 29 BLOCK 002 LOT 00017 AND NOW OR FORMERLY OWNED BY SAID KANE,EDITH M

8) PROPERTY LOCATION: 17 KENMORE ST
PROPERTY ID: 3200500004
CLASS/DESCRIPTION: 132/UNDEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$3,500

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
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MCLEOD,ERNEST P + ANN N

\$ 137.86

\$ 81.36

ABOUT 8,486 SQ. FT. OF LAND LOCATED AT 0017 KENMORE ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 32 BLOCK 005 LOT 00004 AND NOW OR FORMERLY OWNED BY SAID MCLEOD,ERNEST P + ANN N

9) PROPERTY LOCATION: 17 LODI ST
PROPERTY ID: 0501300042
CLASS/DESCRIPTION: 101/SINGLE FAMILY RESIDENTIAL
FY2016 VALUE: \$98,400

Current Owner(s) MIN BID FY16 TAX
WASSEL,PAUL + EUGENIA A \$2,532.58 \$2,258.61

ABOUT 2,541 SQ. FT. OF LAND WITH BUILDINGS LOCATED AT 0017 LODI ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 05 BLOCK 013 LOT 00042 AND NOW OR FORMERLY OWNED BY SAID WASSEL,PAUL + EUGENIA A

10) PROPERTY LOCATION: 219 LUDLOW ST
PROPERTY ID: 280310001A
CLASS/DESCRIPTION: 316/COMMERCIAL WAREHOUSE
FY2016 VALUE: \$185,100

Current Owner(s) MIN BID FY16 TAX
PATRIOTS REALTY LLC \$7,245.35 \$6,749.12

ABOUT 13,605 SQ. FT. OF LAND WITH BUILDINGS LOCATED AT 0219 LUDLOW ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 28 BLOCK 031 LOT 0001A AND NOW OR FORMERLY OWNED BY SAID PATRIOTS REALTY LLC

11) PROPERTY LOCATION: 300 MASSASOIT RD
PROPERTY ID: 4502500004
CLASS/DESCRIPTION: 105/THREE FAMILY
FY2016 VALUE: \$130,100

Current Owner(s) MIN BID FY16 TAX
CUDJOE,DANIEL A \$7,570.32 \$18,718.32

ABOUT 10,264 SQ. FT. OF LAND WITH BUILDINGS LOCATED AT 0300 MASSASOIT RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 45 BLOCK 025 LOT 00004 AND NOW OR FORMERLY OWNED BY SAID CUDJOE,DANIEL A

12) PROPERTY LOCATION: 0 MILLBURY ST
PROPERTY ID: 0502200005
CLASS/DESCRIPTION: 392/UNDEVELOPABLE COMMERCIAL LAND
FY2016 VALUE: \$5,200

Current Owner(s) MIN BID FY16 TAX
LY,TRUNG X \$ 206.77 \$ 191.77

ABOUT 1,600 SQ. FT. OF LAND LOCATED AT 0238 A MILLBURY ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 05 BLOCK 022 LOT 00005 AND NOW OR FORMERLY OWNED BY SAID LY,TRUNG X

13) PROPERTY LOCATION: 151 PLANTATION ST
PROPERTY ID: 1901600003
CLASS/DESCRIPTION: 326/EATING & DRINKING ESTABLISHMENTS
FY2016 VALUE: \$288,100

Current Owner(s) MIN BID FY16 TAX
REVIVAL INTERNATIONAL CENTER \$9,295.16 \$ 0.00

ABOUT 35,216 SQ. FT. OF LAND WITH BUILDINGS LOCATED AT 0151 PLANTATION ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 19 BLOCK 016 LOT 00003 AND SUPPOSED NEW OWNER BEING REVIVAL INTERNATIONAL CENTER

14) PROPERTY LOCATION: 219 R LUDLOW ST
PROPERTY ID: 280310008A
CLASS/DESCRIPTION: 316/COMMERCIAL WAREHOUSE

FY2016 VALUE: \$94,600

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
DEMO REALTY CO INC	\$3,662.32	\$3,402.61

ABOUT 18,618 SQ. FT. OF LAND WITH BUILDINGS LOCATED AT 0219 R LUDLOW ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 28 BLOCK 031 LOT 0008A AND NOW OR FORMERLY OWNED BY SAID DEMO REALTY CO INC

15) PROPERTY LOCATION: 1025 SOUTHBRIDGE ST
PROPERTY ID: 2602000005
CLASS/DESCRIPTION: 401/INDUSTRIAL WAREHOUSE
FY2016 VALUE: \$404,400

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
STONE HOLDING COMPANY LLC	\$16,898.36	\$15,174.53

ABOUT 29,182 SQ. FT. OF LAND WITH BUILDINGS LOCATED AT 1025 SOUTHBRIDGE ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 26 BLOCK 020 LOT 00005 AND NOW OR FORMERLY OWNED BY SAID STONE HOLDING COMPANY LLC

16) PROPERTY LOCATION: 124 SUNDERLAND RD
PROPERTY ID: 34016010-1
CLASS/DESCRIPTION: 131/POTENTIALLY DEVELOPABLE RES LAND
FY2016 VALUE: \$20,300

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
OAKS AT SUNDERLAND ROAD INC	\$ 302.81	\$ 447.81

ABOUT 18,026 SQ. FT. OF LAND LOCATED AT 0124 SUNDERLAND RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 34 BLOCK 016 LOT 010-1 AND NOW OR FORMERLY OWNED BY SAID OAKS AT SUNDERLAND ROAD INC

17) PROPERTY LOCATION: 256 SUNDERLAND RD
PROPERTY ID: 3402500006
CLASS/DESCRIPTION: 130/DEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$51,100

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
SUNDERLAND VILLAGE LLC	\$1,290.22	\$1,119.65

ABOUT 76,230 SQ. FT. OF LAND LOCATED AT 0256 SUNDERLAND RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 34 BLOCK 025 LOT 00006 AND NOW OR FORMERLY OWNED BY SAID SUNDERLAND VILLAGE LLC

18) PROPERTY LOCATION: 13 VIKING TER
PROPERTY ID: 410100032A
CLASS/DESCRIPTION: 132/UNDEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$1,500

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
STANDARD LOCK + WASHER MFG CO	\$ 77.04	\$ 382.57

ABOUT 819 SQ. FT. OF LAND LOCATED AT 0013 VIKING TER BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 41 BLOCK 010 LOT 0032A AND NOW OR FORMERLY OWNED BY SAID STANDARD LOCK + WASHER MFG CO

19) PROPERTY LOCATION: 126 WESTBOROUGH ST
PROPERTY ID: 4103800010
CLASS/DESCRIPTION: 132/UNDEVELOPABLE RESIDENTIAL LAND
FY2016 VALUE: \$1,500

<u>Current Owner(s)</u>	<u>MIN BID</u>	<u>FY16 TAX</u>
A P ETRE BUILDERS INC	\$ 85.95	\$ 37.73

ABOUT 1,000 SQ. FT. OF LAND LOCATED AT 0126 WESTBOROUGH ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 41 BLOCK 038 LOT 00010 AND NOW OR FORMERLY OWNED BY SAID A P ETRE BUILDERS INC
