

THE COMMONWEALTH OF MASSACHUSETTS

Town of Ashburnham

Office of the Treasurer

NOTICE OF SALE – LAND OF LOW VALUE

Pursuant to an affidavit of land of low value issued by the Department of Revenue and recorded February 2, 2011, at the Worcester North District Registry of Deeds in Book 7353, Pages 251-328 inclusive, and in accordance with General Laws Chapter 60, Sections 79 to 80B inclusive, the following parcels of land of low value listed in said affidavit will be offered for sale at public auction on **Saturday, April 9, 2011, at 10:00 A.M. at the Ashburnham Town Hall, 32 Main St., Ashburnham, MA**, by Anne M. Cervantes, Treasurer of the Town of Ashburnham. The parcels being offered for sale have been taken by the Town of Ashburnham for non-payment of the taxes due thereon and are subject to tax title accounts, which have not been redeemed. The Treasurer reserves the right to remove any of these parcels from the auction if the tax titles are redeemed, or for any other reason. These parcels are being sold "As Is". Any individual interested in purchasing any of these parcels should conduct an independent investigation and inspection of the parcels before entering a bid. **The right is reserved to reject any or all bids. The minimum bid amount for each parcel will be announced prior to offering that parcel for sale and may be either higher or lower than the redemption amount listed below.** The successful bidder is required, as a condition of the sale to authorize the Treasurer to record his deed, and he shall pay the expense of such recording which is **\$126.00** in addition to the respective purchase price and an amount of **\$50.00** for legal services. All of these amounts must be paid within ten days of the auction. In addition, the successful bidder will be required, as a condition of the sale, to pay directly to the Collector of Taxes the current 2011 real estate tax bill if it is currently outstanding.

Anne M. Cervantes

Treasurer of the Town of Ashburnham

<u>No.</u>	<u>Property</u>	<u>Redemption Amount</u>
1	Sunset Lake, Lot 369, also shown as Map 47, Lot 39	\$13,198.65
2	On Winchendon Road, Map 4, Parcel 10	\$4,227.87
3	On Main Street, Map 60, Lot 18	\$14,587.57
4	On Gibson Road, Map 38, Lot 14A	\$4,758.47
5	Off Depot Road, Map 4, Lot 15	\$5,824.66
6	Off Ashby Road, Map 66, Lot 61	\$7,642.98
7	On Old County Road, Map 16, Lot 20	\$12,943.65
8	On Old County Road, Map 16, Lot 19A	\$16,542.43
9	Off Island Shore, Map 52, Lot 32	\$972.12
10	On Winchendon Road, Map 14, Lot 27	\$651.62
11	On Lakeshore Drive, Map 56, Lot 6	\$1,524.43
12	Winchendon Road, Lot 42, also shown as Map 4, Lot 3	\$4,143.37
13	Watatic Lake, Map 55, Lot 3	\$24,817.46
14	Heald Road, Lot 24, also shown as Map 13, Lot 53	\$14,970.27
15	Heald Road, Lot 25, also shown as Map 13, Lot 54	\$13,144.73
16	Heald Road, Lot 26, also shown as Map 13, Lot 55	\$15,147.09
17	Sunset Lake, Map 48, Lot 134	\$9,237.88
18	Hunter Avenue, Map 14, Lot 41	\$3,794.31
19	Willard Road, Map 20, Lot 36B	\$1,644.03
20	Watatic Lake, Map 56, Lot 27	\$5,714.89
21	Watatic Lake, Map 56, Lot 15	\$7,444.31
22	Depot Road, Lot 8A, also shown as Map 4, Lot 16	\$11,502.98
23	353 Dunn Road, Map 47, Lot 52	\$4,896.54
24	Water Street, Map 33, Lot 37	\$6,739.58
25	Williams Road, Map 19, Lot 24	\$10,604.91
26	Lake Shore Drive, Map 55, Lot 5	\$6,937.39
27	Sunset Lake, Map 48, Lot 131	\$9,733.27
28	Watatic Lake, Map 56, Lot 11	\$14,366.01
29	Water Street, Map 22, Lot 47	\$2,187.98