

TOWN OF HINGHAM
Tax Possession 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 of the Town of Hingham, it is my intention to sell at public auction on **TUESDAY, OCTOBER 29, 2024, at 2:00 P.M. EST** at **210 CENTRAL ST, HINGHAM, MA 02043**, the following described properties:

PARCEL I

1 Andrews Isle, Hingham Assessors' Map 73, Lot 054

Deposit: \$5,000.00

DESCRIPTION:

Land situated in said Hingham at 1 Andrews Isle, containing 20,114 Sq. Ft., more or less. Shown on the Assessors Plan as Parcel 73-54. Plymouth County Registry of Deeds Book 4775, Page 149 (Subsequent Book 6623, Page 90).

Taking Recorded at Plymouth County Registry of Deeds, Book 9368, Page 323, on September 22, 1989. Reference is also made to the Affidavit recorded at Plymouth County Registry of Deeds, Book 59314, Page 168, on October 2, 2024. Judgment Recorded in Plymouth County Registry of Deeds, Book 14234, Page 172 on March 26, 1996.

PARCEL II

3 Andrews Isle, Hingham Assessors' Map 62, Lot 059

Deposit: \$5,000.00

DESCRIPTION:

Land situated in said Hingham at 3 Andrews Isle, containing 20,468 Sq. Ft., more or less. Shown on the Assessors Plan as Parcel 62-59. Plymouth County Registry of Deeds Book 4775, Page 149 (Subsequent Book 6623, Page 93).

Taking Recorded at Plymouth County Registry of Deeds, Book 9368, Page 324, on September 22, 1989. Judgment Recorded in Plymouth County Registry of Deeds, Book 14234, Page 173 on March 26, 1996.

PARCEL III

9 Andrews Isle, Hingham Assessors' Map 62, Lot 072

Deposit: \$5,000.00

DESCRIPTION:

Land situated in said Hingham at 9 Andrews Isle, containing 36,809 Sq. Ft., more or less. Shown on the Assessors Plan as Parcel 62-72. Plymouth County Registry of Deeds Book 4775, Page 149 (Subsequent Book 6623, Page 96).

Taking Recorded at Plymouth County Registry of Deeds, Book 9368, Page 322, on September 22, 1989. Reference is also made to the Affidavit recorded at Plymouth County Registry of Deeds, Book 59314, Page 201, on October 2, 2024. Judgment Recorded in Plymouth County Registry of Deeds, Book 14234, Page 174 on March 26, 1996.

The properties will be sold individually, “as is” with no warranty or representation as to marketability of title, to build-ability, or other productive use, either alone or in combination with other land. The successful bidder(s) at said auction will be required to submit an initial deposit in the amount set forth above for each respective property. The Town may require additional deposits in an equal amount within twenty-four (24) hours of the close of the auction. Payment of the balances of the consideration, **plus a buyer’s premium of \$2,500.00 for each parcel**, will be due no later than 30 days after the date of said auction, or at such other time as determined by the Tax Title Custodian, **as well as a special assessment of \$2,500.00** or such other sum as is required to cover the legal fees of the sale, for each parcel.

The successful bidder(s) will be responsible for payment of pro-rata taxes allocable to the days ensuing in the current fiscal year after the date of such deed, plus any pro-forma taxes as may be due for the subsequent fiscal year, per M.G.L. c.44, § 63A, plus any and all recording charges and registry stamps. All payments to the Town are to be made by bank cashier’s check or certified check, unless otherwise announced. The successful bidder will be required to execute a Statement of Beneficial Interest as required by M.G.L. c. 7C, § 38, a Memorandum of Sale, and a Certificate of Compliance pursuant to M.G.L. c. 60 § 77B. Upon receipt of the full payment, the Tax Title Custodian shall execute, and deliver the deed necessary to transfer the title of the Town to such property sold. The Tax Title Custodian reserves the right to reject any and all bids at said auction if of the opinion that no bid is made which approximates the fair value of the property, may withdraw the parcel being offered for sale, and may adjourn said auction for such periods as the Custodian deems expedient.

Upon receipt of the balance of the consideration the premises shall be conveyed by a Release Deed, subject to all matters of record, to this Notice of Sale, the Town of Hingham’s Regulations for Auction Sale of Tax Possessions, and to the Memorandum of Sale. Upon completion of the sale and within 30 days after the receipt of the balance of the consideration, the Tax Title Custodian will provide to any former owner and other former interested parties a written notice containing an itemized accounting of the disposition of the proceeds arising from the sale, including the sale price, legal fees, auctioneer fees and advertising costs, other fees and any excess equity. The Regulations for Auction Sale are available for inspection at the office of the Town Treasurer, 210 Central Street, Hingham, MA 02043, prior to the auction date. The Memorandum of Sale will be made available for inspection on the date and time of the public auction as indicated above. Other terms and conditions may be announced at the time of the auction. **PREREGISTRATION BEGINS AT 1:30 O’CLOCK, P.M.** Questions regarding the auction may be referred to The Zekos Group, P.O. Box 549, Shrewsbury, MA 01545, 508-842-9000, MA Lic. #104. Legal questions regarding the sale may be directed to John D. Finnegan, Esq., Hill Law, 6 Beacon St., Suite 600, Boston, MA 02108, Tel: 617-494-0800; Fax: 617-307-9010.

**LORI-ANN MAGNER
TAX TITLE CUSTODIAN
TOWN OF HINGHAM**

Date: October 10, 2024