



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF MANSFIELD
OFFICE OF THE TAX TITLE CUSTODIAN**

CUSTODIAN'S NOTICE OF SALE OF TAX TITLE PROPERTY

To the former owners of record and to all others concerned:

Notice is hereby given that on May 19, 2021, commencing at 7:00 p.m. at the Mansfield High School Gymnasium, 250 East Street, Mansfield, Massachusetts, acting on behalf of the Town of Mansfield and in accordance with the provisions of Massachusetts General Laws Chapter 60, I shall offer for sale at public auction the following parcels:

LOCATION & DESCRIPTION OF PROPERTIES TO BE SOLD:

1. Parcels known as Q1. Two (2) parcels of land with any buildings or improvements thereon, containing about 11,100 square feet, situated at Columbine Road and being described as Assessor Map 36, Lot 35 and Assessor Map 36, Lot 36 in the Office of the Assessors, Town of Mansfield. Assessor Map 36, Lot 35 is described in a Deed dated September 30, 1946 and recorded in the Bristol County N.D. Registry of Deeds in Book 906, Page 205 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated May 28, 1976 and recorded in Book 1705, Page 132). Assessor Map 36, Lot 36 is described in a Deed dated October 19, 1945 and recorded in the Bristol County N.D. Registry of Deeds in Book 895, Page 519 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated December 6, 1962 and recorded in Book 1416, Page 66). *See additional Terms and Conditions of Sale, Paragraph 1.*
2. Parcels known as Q8. Two (2) parcels of land with any buildings or improvements thereon, containing about 5,600 square feet, situated at Barberry Road and being described as Assessor Map 36, Lot 88 and Assessor Map 36, Lot 98 in the Office of the Assessors, Town of Mansfield. Assessor Map 36, Lot 88 is described in a Deed dated August 14, 1975 and recorded in the Bristol County N.D. Registry of Deeds in Book 1685, Page 618 (for Town's title see Land Court Judgment in Tax Lien Case dated March 10, 1993 and recorded in Book 5533, Page 55). Assessor Map 36, Lot 98 is described in a Deed dated July 13, 1943 and recorded in the Bristol County N.D. Registry of Deeds in Book 880, Page 318 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated December 12, 1963 and recorded in Book 1435, Page 135). *See additional Terms and Conditions of Sale, Paragraph 2.*

3. Parcels known as Q4. Three (3) parcels of land with any buildings or improvements thereon, containing about 11,200 square feet, situated at Thornton Road and being described as Assessor Map 36, Lot 71 (combined with Lot 80), Assessor Map 36, Lot 72 and Assessor Map 36, Lot 73 in the Office of the Assessors, Town of Mansfield. Assessor Map 36, Lot 71 is described in a Deed dated May 4, 1943 and recorded in the Bristol County N.D. Registry of Deeds in Book 879, Page 312 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated October 26, 1954 and recorded in Book 1148, Page 426). Assessor Map 36, Lot 80 is described in a Deed dated September 11, 1942 and recorded in the Bristol County N.D. Registry of Deeds in Book 875, Page 270 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated December 27, 1956 and recorded in Book 1237, Page 48). Assessor Map 36, Lot 72 is described in a Deed dated July 18, 1981 and recorded in the Bristol County N.D. Registry of Deeds in Book 2122, Page 340 (for Town's title see Land Court Judgment in Tax Lien Case dated September 5, 1996 and recorded in Book 6894, Page 11). Assessor Map 36, Lot 73 is described in a Deed dated April 10, 1987 and recorded in the Bristol County N.D. Registry of Deeds in Book 3517, Page 53 (for Town's title see Land Court Judgment in Tax Lien Case dated September 5, 1996 and recorded in Book 6894, Page 12). *See additional Terms and Conditions of Sale, Paragraph 3.*

4. Parcels known as Q7. One (1) parcel of land with any buildings or improvements thereon, containing about 12,920 square feet, situated at Azalea Road and being described as Assessor Map 36, Lot 109 (combined with Lots 110+113) in the Office of the Assessors, Town of Mansfield. Assessor Map 36, Lot 109 is described in a Deed dated September 30, 1948 and recorded in the Bristol County N.D. Registry of Deeds in Book 958, Page 371 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated October 26, 1954 and recorded in Book 1148, Page 426). Assessor Map 36, Lot 110 is described in a Deed dated June 25, 1951 and recorded in the Bristol County N.D. Registry of Deeds in Book 1047, Page 423 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated December 6, 1962 and recorded in Book 1416, Page 66). Assessor Map 36, Lot 113 is described in a Deed dated August 10, 1955 and recorded in the Bristol County N.D. Registry of Deeds in Book 1183, Page 177 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated November 25, 1969 and recorded in Book 1550, Page 707). *See additional Terms and Conditions of Sale, Paragraph 4.*

5. Parcels known as Q6. Four (4) parcels of land with any buildings or improvements thereon, containing about 13,600 square feet, situated at Barberry Road and being described as Assessor Map 36, Lot 93, Assessor Map 36, Lot 94, Assessor Map 36, Lot 95 (combined with Lot 103) and Assessor Map 36, Lot 102 in the Office of the Assessors, Town of Mansfield. Assessor Map 36, Lot 93 is described in a Deed dated April 23, 1943 and recorded in the Bristol County N.D. Registry of Deeds in Book 878, Page 203 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated December 28, 1955 and recorded in Book 1198, Page 103). Assessor Map 36, Lot 94 is described in a Deed dated May 4, 1987 and recorded in the Bristol County N.D. Registry of Deeds in Book 3416, Page 338 (see Parcel 3) (for Town's title see Land Court Judgment in Tax Lien Case dated May 8, 2017 and recorded in Book 23761, Page 265). Assessor Map 36, Lot 95 is described in a Deed dated June 25, 1951 and recorded in the Bristol County N.D. Registry of Deeds in Book 1047, Page 423 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated December 6, 1962 and recorded in Book 1416, Page 66). Assessor Map 36, Lot 103 is described in a Deed dated May 4, 1943 and recorded in the Bristol County N.D. Registry of Deeds in Book 879, Page 310 (for Town's title see Treasurer's Deed to Municipality Land of Low Value dated October 26, 1954 and recorded in the Bristol County N.D. Registry of Deeds in Book 1148, Page 426). *See additional Terms and Conditions of Sale, Paragraph 5.*

Minimum deposit to qualify to bid will be \$5,000.00, per property, payable in the form of a certified check, bank check or money order, payable to the Town of Mansfield. If the Town accepts your bid, said deposit shall be nonrefundable.

Any and all bids at such sale or any adjournment thereof may be rejected if, in my opinion, no bid is made which approximates the fair market value of the property.

A copy of the Bidder's Information Package is available online at www.mansfieldma.com under the link "tax title auction information."

All property will be sold subject to the Terms and Conditions of Sale and the Additional Terms and Conditions of Sale, copies of which are attached hereto.

**JACQUELINE BOUDREAU,
TAX TITLE CUSTODIAN
April 27, 2021**