

AT LEAST FOURTEEN DAYS before the date of sale this NOTICE MUST BE SENT BY REGISTERED MAIL, to the person who was the owner of record immediately prior to the acquisition by the city or town of the title to the property. If such owner of record is deceased, notice should be sent to each interested heir or devisee as appearing in the probate records.
A SIMILAR NOTICE MUST BE POSTED in two or more convenient and public places in the city or town.

STATE TAX
FORM 472

CUSTODIAN'S NOTICE OF SALE
THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF RICHMOND

OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED:
NAME OF FORMER OWNER OF RECORD

Mark M. Kerwood, 4616 20th St., PL NE, Hickory, NC 28601
P.O. Box 548, Pittsfield, MA 01202

NOTICE IS HEREBY GIVEN THAT on Wednesday, January 13, 2021 at 12:00 PM in the parking lot of the Richmond Town Hall, 1529 State Road, Richmond, MA 01254, acting on behalf of the Town of Richmond and in accordance with the provisions of Acts of 1938, Chapter 358, Section 2, as amended by Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 1947, Chapter 224, Section 1; Section 77B of Chapter 60.

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter property acquired by said town by foreclosure of the tax title thereon.

DESCRIPTION OF PROPERTY TO BE SOLD
(THE DESCRIPTION MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)

LOCATION OF PROPERTY:

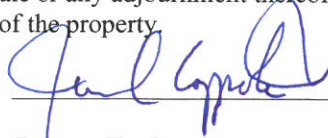
Land in said Richmond, with buildings, at 238 Swamp Road, containing approximately 2.5 acres, shown as Lot 0000.0, Block 0007 on Assessors' Map 103.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 1502, Page 213.

Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 4552, Page 63.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$10,000.00, and the pro forma real estate tax for the remainder of fiscal year 2021 and all of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$600.00 at closing. The balance of the purchase price and all fees must be paid on or before February 12, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

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 value of the property.



James E. Coppola, Jr.
Attorney for Paul Lisi, Tax Possession Custodian
For the Town of Richmond

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TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED:
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Renee Lynn Koazakis, 77 Egremont Ave., Pittsfield, MA 01201
Lisa Louise Chanuba, 93 Filbert Ave., Sausalito, CA 94965
Tammy Willis, 1502 Phyllis Dr., Copperas Cove, TX 76522
Eva M. Petramale, 44 Rondout HBR, Port Ewen, NY 12466
Richard L. Barriere, 48 S Onota St., Apt 2, Pittsfield MA 01201
Cassandra M. Blasioli, aka Cassandra M. Blasioli, aka Cassandra M. Barriere, nka Cassandra M. Trimboli, 94 Andover St., Ludlow, VT 01549
James Willis, 1514 Quail Meadows Dr., Kempner, TX 76539
Paige Willis, 801 Kate St., Copperas Cove, TX 76522
Jaquelyn Willis, 801 Kate St., Copperas Cove, TX 76522
Maria Patricia Puzzo, 13018 W Lawrence Rd., Glendale, AZ 85307
Candace Blasioli, aka J. Candace Blasioli, 42 Eleanor Rd., Pittsfield, MA 01201
Jessica P. Blasioli, 42 Eleanor Rd., Pittsfield, MA 01201
Megan Cora Schmerber, 1502 Phyllis Dr., Copperas Cove, TX 76522

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LOCATION OF PROPERTY:

Land in said Richmond at 0 Grist Mill Road, containing approximately 2.5 acres, shown as Lot 1000.0, Block 0089 on Assessors' Map 402.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 1050, Page 622.

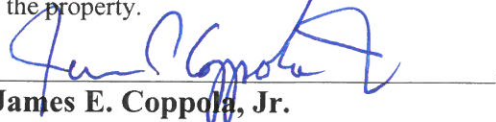
Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 2783, Page 108.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$2,500.00, and the pro forma real estate tax for the remainder of fiscal year

2021 and all of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$600.00 at closing. The balance of the purchase price and all fees must be paid on or before February 12, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

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For the Town of Richmond

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

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TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED:
NAME OF FORMER OWNER OF RECORD

Diana Leclair, 6612 Gordon Rd., Apt 222, Wilmington, NC 28411-8404
Maryann Leclair Hubbard, 200 Wagon Wheel Way, Wilmington, NC 28411-7119
Kathleen Joan Daley, 306 Ashford Ave., Wilmington, NC 28405-2602
Bruce A. Leclair, 112 Tangelo Court, Maitland, FL 32751-5849

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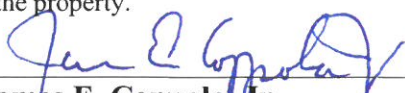
Land in said Richmond, with buildings, containing approximately 0.27 acres, at 8 Willow Road, shown as Lot 0000.0, Block 0024 on Assessors' Map 104.0 as described in a deed registered in the Berkshire Middle District Registry of Deeds, Certificates of Title 8525 and 8526.

Tax Title registered in Berkshire Middle District Registry of Deeds, Document No. 27161.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$1,000.00, and the pro forma real estate tax for the remainder of fiscal year 2021 and all of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$600.00 at closing. The balance of the purchase price and all fees must be paid on or before February 12, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

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Charles H. Martin, Jr. and Lois Martin
10 Dodge Ave., Pittsfield, MA 01201

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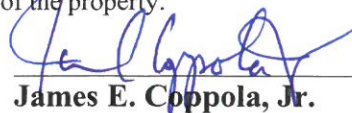
Land in said Richmond, at 0 Walnut Road, containing approximately 0.16 acres, shown as Lot 0000.0, Block 0005 on Assessors' Map 101.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 826, Page 132.

Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 1109, Page 818.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$100.00, and the pro forma real estate tax for the remainder of fiscal year 2021 and all of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$600.00 at closing. The balance of the purchase price and all fees must be paid on or before February 12, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

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Victor Cassiano and Maria Cassiano, aka Victor Cassino and Maria Cassino
Rosemary Cervi
24 Eagle St., Albany, NY 12207

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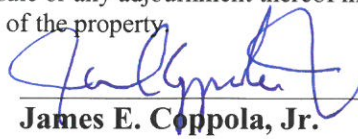
Land in said Richmond, at 0 Walnut Road, containing approximately 0.08 acres, shown as Lot 0000.0, Block 0003 on Assessors' Map 101.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 540, Page 590.

Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 1094, Page 1225.

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Ralph Wagoner and Mary Wagoner
Cora Dr., Cohoes, NY 12047

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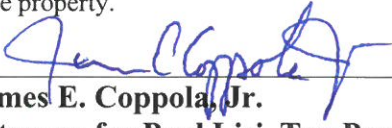
Land in said Richmond, at 0 Maple Road, containing approximately 0.08 acres, shown as Lot 0000.0, Block 0046 on Assessors' Map 101.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 540, Page 551.

Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 968, Page 674.

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Clara M. Beckley, P.O. Box 81, Richmond, MA 01254

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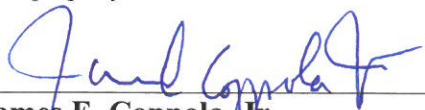
Land in said Richmond, at 0 State Road, containing approximately 0.88 acres, shown as Lot 1000.0, Block 0041 on Assessors' Map 408.0 as described in a deed recorded in the Berkshire Middle District Registry of Deeds, Book 497, Page 511.

Tax Title recorded in Berkshire Middle District Registry of Deeds, Book 717, Page 443.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in cash or bank check at the auction, in the amount of \$100.00, and the pro forma real estate tax for the remainder of fiscal year 2021 and all of fiscal year 2021, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$600.00 at closing. The balance of the purchase price and all fees must be paid on or before February 12, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

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