

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

COMMONWEALTH OF MASSACHUSETTS
BOSTON WATER AND SEWER COMMISSION
OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS INTERESTED:

Rolando K. Pam, 18 Mayflower Street, Apt. 1, Boston, MA 02119
Ronald S. Gonsalves, 605 California Street, Huntington Beach, CA 92648
Ramon Frye, 21 Cookson Terrace, Mattapan, MA 02126
Donald R. Frye, 74 Crispus Attucks Place, Boston, MA 02119
Anthony Gonsalves, 1212 Graylin Road, Virginia Beach, VA 23464

NOTICE IS HEREBY GIVEN THAT on Friday, the 15th day of October, 2010 at 10:00 a.m., at 21 Cookson Terrace, Mattapan, MA 02126, acting on behalf of the Boston Water and Sewer Commission (the "Commission") 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; Chapter 436 of the Acts of 1977, M.G.L. Chapter 60, Section 77B and any other enabling authority, I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by said Commission by foreclosure of the tax title thereon.

DESCRIPTION OF PROPERTY TO BE SOLD

Service Address: 21 Cookson Terrace,
Ward: 18
Parcel: 00519-000
Lot Size: 3468 sq. ft.
Account No.: 532608000

Land Court Final Judgment recorded at Suffolk Registry of Deeds, Book 42100, Page 328.
Instrument of Taking recorded in Book 23150, Page 250.

TERMS AND CONDITIONS OF SALE

The successful bid must approximate the fair value of property. Any and all bids at this sale, or any adjournment thereof, may be rejected if, in the opinion of the Custodian, no bid is made which approximates the fair value of the property. Property to be sold "as is" to the highest bidder. Property is sold subject to all applicable laws, statutes, codes, regulations and ordinances; the Commission makes no warranty as to compliance with the same. The Commission further makes no warranty or guarantee as to any right of use and occupancy. The successful bidder must make a non-refundable deposit of \$5,000.00 on day of sale. The successful bidder shall also be responsible for a 8% Buyer's Premium, a pro forma tax payable to the City of Boston for the remainder of Fiscal Year 2011 in accordance with M.G.L. c.44, §63A, and the fee required to record the Treasurer's Deed conveying the Commission's title to the property. Sale is subject to any and all liens of the CITY OF BOSTON for non-payment of taxes, assessments or other municipal charges.


Henry F. Vitale, Custodian

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE

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.

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TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS INTERESTED:

Thomas Wilkins, Pine Street Inn, 444 Harrison Avenue, Boston, MA 02118

NOTICE IS HEREBY GIVEN THAT on Friday, the 15th day of October, 2010 at 12:00 p.m., at 19A Spring Park Avenue, Jamaica Plain, MA, acting on behalf of the Boston Water and Sewer Commission (the "Commission") 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; Chapter 436 of the Acts of 1977, M.G.L. Chapter 60, Section 77B and any other enabling authority, I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by said Commission by foreclosure of the tax title thereon.

DESCRIPTION OF PROPERTY TO BE SOLD

Service Address: 19A Spring Park Avenue, Jamaica Plain, MA
Ward: 19
Parcel: 00853-000
Lot Size: 4192 sq. ft.
Account No.: 363124000

Land Court Final Judgment recorded at Suffolk Registry of Deeds, Book 41613, Page 76.
Instrument of Taking recorded in Book 27430, Page 162.

TERMS AND CONDITIONS OF SALE

The successful bid must approximate the fair value of property. Any and all bids at this sale, or any adjournment thereof, may be rejected if, in the opinion of the Custodian, no bid is made which approximates the fair value of the property. Property to be sold "as is" to the highest bidder. Property is sold subject to all applicable laws, statutes, codes, regulations and ordinances; the Commission makes no warranty as to compliance with the same. The Commission further makes no warranty or guarantee as to any right of use and occupancy. The successful bidder must make a non-refundable deposit of \$5,000.00 on day of sale. The successful bidder shall also be responsible for a 8% Buyer's Premium, a pro forma tax payable to the City of Boston for the remainder of Fiscal Year 2011 in accordance with M.G.L. c.44, §63A, and the fee required to record the Treasurer's Deed conveying the Commission's title to the property. Sale is subject to any and all liens of the CITY OF BOSTON for non-payment of taxes, assessments or other municipal charges.


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TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS INTERESTED:

Bobby R. Jones, 1446 Dorchester Avenue, Ste. 447, Boston, MA 02122

NOTICE IS HEREBY GIVEN THAT on Friday, the 15th day of October, 2010 at 11:00 a.m., at 556 Park Street, Dorchester, MA, acting on behalf of the Boston Water and Sewer Commission (the "Commission") 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; Chapter 436 of the Acts of 1977, M.G.L. Chapter 60, Section 77B and any other enabling authority, I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter described property acquired by said Commission by foreclosure of the tax title thereon.

DESCRIPTION OF PROPERTY TO BE SOLD

Service Address: 556 Park Street, Dorchester, MA
Ward: 17
Parcel: 00394-000
Lot Size: 4050 sq. ft.
Account No.: 264305000

Land Court Final Judgment recorded at Suffolk Registry of Deeds, Book 42379, Page 257.
Instrument of Taking recorded in Book 21027, Page 155.

TERMS AND CONDITIONS OF SALE

The successful bid must approximate the fair value of property. Any and all bids at this sale, or any adjournment thereof, may be rejected if, in the opinion of the Custodian, no bid is made which approximates the fair value of the property. Property to be sold "as is" to the highest bidder. Property is sold subject to all applicable laws, statutes, codes, regulations and ordinances; the Commission makes no warranty as to compliance with the same. The Commission further makes no warranty or guarantee as to any right of use and occupancy. The successful bidder must make a non-refundable deposit of \$5,000.00 on day of sale. The successful bidder shall also be responsible for a 8% Buyer's Premium, a pro forma tax payable to the City of Boston for the remainder of Fiscal Year 2011 in accordance with M.G.L. c.44, §63A, and the fee required to record the Treasurer's Deed conveying the Commission's title to the property. Sale is subject to any and all liens of the CITY OF BOSTON for non-payment of taxes, assessments or other municipal charges.


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