

SALE OF REAL ESTATE OBTAINED THROUGH TAX TITLE FORECLOSURE
29 ASPEN STREET, WARE, MA, Assessor's Map 60, Lot 94

By virtue of the Judgment in Tax Lien Case issued by the Massachusetts Land Court in case docketed as 21 TL 000206, in favor of Tallage Brooks, LLC ("Tallage"), foreclosing the right of redemption of Nathaniel A. Lamore and Jacob Richard, dated April 13, 2023 and recorded with the Hampshire County Registry of Deeds in Book 14842, Page 17, which tax title account was perfected by Instrument of Taking executed by the Town of Ware dated December 18, 2017 and recorded with said Deeds in Book 12839, Page 292 and assigned to Tallage by Instrument of Assignment dated February 23, 2021 and recorded with said Deeds in Book 13994, Page 107 for the following property as described in said Instrument of Taking:

A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.

The Property will be sold at Public Auction conducted by Sullivan & Sullivan Auctioneers, LLC at 1 P.M. on the 2nd day of May, 2024 at the Property.

Terms of sale: It is the responsibility of each bidder to research the Property and form his/her/their own opinions about the Property. Property will be conveyed by Release Deed. Seller will make no representations as to building code/zoning compliance, buildability of lots, easements, encroachments, restrictions, covenants, public assessments/betterments, utilities, title, etc. Potential bidders who have signed the required waiver will be permitted on site to conduct physical inspection of the Property one hour prior to the start of auction. Buyer will be responsible for any and all outstanding taxes/municipal liens/amounts owed to the municipality on the property. Property will be sold subject to tenancies or rights of parties in possession now or at the time of said Auction which are subject to said Judgment, to rights or claims in personal property of former owners, tenants or former tenants located on the Property, and to laws and ordinances including, but not limited to, all environmental, building and zoning laws and ordinances. This is a live auction. You must attend in person or have a Power of Attorney attend and participate for you. Auction registration will be at Auction site before the start of the Auction. If attending multiple auctions, bidder must have a separate \$5,000.00 bank check designated for this Property, made payable to the person attending the Auction. Property will be sold subject to confirmation. Confirmation will be immediate. Winning bidder will be required (1) to endorse \$5,000.00 bank check over to Escrow Agent immediately, (2) sign two copies of the Memorandum of Sale (Purchase & Sale Agreement)(one copy to be retained by winning bidder), and (3) to make payment in full, by bank check or wire, within 30 days of Auction. Purchaser shall be responsible for payment of all recording fees and deed stamps. There will be a 5% buyers premium added to the high bid for the Property. In the event that the successful bidder at the Auction shall default in purchasing the Property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the Auction, Tallage reserves the right to sell the Property to the second highest bidder, provided that the required deposit is deposited with the Escrow Agent within ten (10) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within forty-five (45) days of said written notice. Tallage reserves the right to bid at the Auction, to reject any and all bids, to continue the Auction and to amend the terms of the sale by written or oral announcement made before or during the Auction. If seller is unable to convey title for any reason, the winning bidder shall be entitled only to a return of the deposit paid. The winning bidder shall have no further recourse against the Tallage, its attorneys or agents, or auctioneers.

Other terms to be announced at the sale. See Sullivan-auctioneers.com for additional information. 617-350-7700.

/s/ William Phillip Cowin, Manager of Tallage Brooks, LLC
Present owner by virtue of tax lien foreclosure judgment.