

TOWN OF LUNENBURG

Tax Title Assignment Auction

BIDDER # _____

REGISTRATION FORM

(PLEASE TYPE OR PRINT CLEARLY)

Business or Individual Name: _____
(Proof of Identification will be required)

Name of Authorized Bidder (business only): _____
(Proof of Authorization and Personal identification will be required)

Address: _____

Town: _____ State: _____ Zip: _____ - _____

Phone Number: (_____) _____ - _____ Email: _____

If Business, State of Legal Organization: _____ Qualified in MA?: Yes _____ No _____

* * *

ACKNOWLEDGMENT:

I hereby acknowledge that I have read and understand the attached Auction Rules and Regulations, and that I [or, in the case of a business organization, the entity stated above], will comply with all of the terms and provisions stated therein.

Name: _____ Dated _____
Position/Title [if a business entity]: _____

PLEASE FAX THE COMPLETED FORM TO 978-582-4148, EMAIL TO MMALLARI@LUNENBURGONLINE.COM OR DROP OFF THE FORM AT THE TREASURER'S OFFICE BY 3:00 PM ON MARCH 3, 2022 (FOURTEEN DAYS BEFORE THE AUCTION).

- YOU WILL BE ASSIGNED A BIDDER NUMBER ON THE DAY OF THE AUCTION
- PLEASE BE SURE TO BRING THIS REGISTRATION FORM WITH YOU TO THE AUCTION
- REGISTRATION CLOSSES AT 3:00 PM MARCH 3, 2022 (FOURTEEN DAYS BEFORE THE AUCTION).

Town of Lunenburg Tax Title Assignment Auction

Regulations for Assignment Auction March 17, 2022

1. The liens being offered in an Assignment of Tax Title Auction have **NOT** been foreclosed by the Town of Lunenburg.
2. The Town of Lunenburg reserves the right to reject any and all bids.
3. The minimum bid is the amount due for redemption on this date. Any price paid in excess of the minimum bid (“premium”) may not be reimbursable by the assignee from a party redeeming the property. See, DOR IGR 05-208, p. 5.
4. **The purchaser must pay a deposit of at least 10% of the price,** at the time of the auction. Such deposit shall be made in the form of cash or a check made payable to the "Town of Lunenburg.”
5. After full payment is received, the Treasurer will issue an Instrument of Assignment and Purchaser’s Statement for each lien assigned. Full payment must be received within 14 days of the date of the auction.
6. The Town reserves the right to keep the deposit if Condition No. 5 regarding payment is not fulfilled.
7. Any error, misstatement or omission in the description of the property shall not annul the assignment or be grounds for any abatement or compensation.
8. Purchaser must pay for all recording fees. The Instrument of Assignment and the name of the person or agent authorized to release the lien (purchaser’s statement) must be recorded at the Worcester County Registry of Deeds.
9. To be eligible to be the successful bidder, an entity (not a natural person) must be qualified to do business in the Commonwealth of Massachusetts, and provide documentation to that effect.
10. All of the parcels to be sold in this auction will be bundled and sold as one unit to the highest bidder. The minimum bid for this unit shall be announced at the date of the auction. In the event that there are multiple parties bidding the same price, the person recognized first by the Treasurer will be selected as high bidder in accordance with standard auction procedures. Similarly, in the event there are multiple parties bidding for the one unit, the minimum incremental bid will be \$1,000.00.
11. To be eligible to participate in the auction, bidders must pre-register by 3PM on March 3, 2022 (FOURTEEN days before the scheduled auction).