

**LEGAL NOTICE  
TOWN OF HINGHAM  
Tax Possession Auction**

**To Whom It May Concern:  
You are hereby notified that:**

Under the provisions of Massachusetts General Laws Chapter 60 § 77B, and by virtue of the power vested in me as Tax Title Custodian of the Town of Hingham, it is my intention to sell at public auction on or after **June 23, 2026 at 11:30 o'clock A.M.** at the **TOWN OF HINGHAM TOWN HALL, 210 CENTRAL ST, HINGHAM, MA 02043** the following described properties:

**PARCEL DESCRIPTIONS:**

211 Hobart Street (f/k/a 208 Hobart Street)

Land in said Hingham at 211 Hobart St., shown as Lot 8 on Assessors' Map 97 and being Lot 48 on a plan recorded in Plymouth Deeds, Plan Book 14, Page 721, described in Plymouth Deeds, Book 4308, P. 180.

Taking Recorded at Plymouth County Registry of Deeds, Book 5471, Page 164, on October 3, 1983. Judgment Recorded in Plymouth County Registry of Deeds, Book 45592, Page 268 on April 24, 2015.

213 Hobart Street

Land in said Hingham at 213 Hobart St., shown as Lot 9 on Assessors' Map 97 and being Lot 47 on a plan recorded in Plymouth Deeds, Plan Book 14, Page 721, described in Plymouth Deeds, Book 4458, P. 479.

Taking Recorded at Plymouth County Registry of Deeds, Book 5471, Page 161, on October 3, 1983. Judgment Recorded in Plymouth County Registry of Deeds, Book 45592, Page 268 on April 24, 2015.

204 Old Hobart Street

Land in said Hingham at 204 Hobart St., shown as Lot 4 on Assessors' Map 97 and being Lot 45 on a plan recorded in Plymouth Deeds, Plan Book 14, Page 721, described in Plymouth Deeds, Book 4458, P. 479.

Taking Recorded at Plymouth County Registry of Deeds, Book 5471, Page 167, on October 3, 1983. Judgment Recorded in Plymouth County Registry of Deeds, Book 45592, Page 268 on April 24, 2015.

206 Old Hobart Street

Land in said Hingham at 206 Hobart St., shown as Lot 7 on Assessors' Map 97 and being Lot 46 on a plan recorded in Plymouth Deeds, Plan Book 14, Page 721, described in Plymouth Deeds, Book 4312, P. 309.

Taking Recorded at Plymouth County Registry of Deeds, Book 5471, Page 161, on October 3, 1983. Judgment Recorded in Plymouth County Registry of Deeds, Book 45592, Page 268 on April 24, 2015.

The Properties are being offered for sale for the purpose of developing no more than one (1) dwelling unit, with no more than three (3) bedrooms and no less than two (2) full bathrooms in the dwelling unit for use as Affordable Housing for qualified first-time homebuyers with incomes at or below 80% of area median income. The developed unit must be sold in accordance with regulations and guidelines of the Local Initiative Program under M.G.L. c. 40B and regulations promulgated thereunder and must qualify for inclusion on the Subsidized Housing Inventory as defined in 760 CMR 56.02.

**The Parcels will be sold together, as one unit. All Parcels will be sold, "as is" with no warranty or representation as to marketability of title, to the ability to build or develop, or for other productive use, either alone or in combination with other land.** The Tax Title Custodian reserves the right to reject any and all bids at said auction and may adjourn said auction for such periods as she deems expedient.

**Any unbuildable portions of the Parcels being offered for sale will be subject to the imposition of a Conservation Restriction thereon.**

**Pre-registration is required.** All prospective bidders will be required to pre-register no less than ten (10) business days prior to the auction date in order to participate in the Tax Possession Auction. In order to pre-register, the prospective bidder must provide information sufficient to demonstrate to the Town, in its sole subjective satisfaction that it has the experience and resources to undertake the development obligations associated with the Properties. Prospective bidders must have a minimum of three (3) years of experience in developing and/or rehabilitating affordable homeownership units, and have developed at least three (3) LIP-eligible homeownership units in the Commonwealth of Massachusetts in the past five years and must present letters of reference from either the Chief Elected Official or the Director of Community Development/Planning of each municipality in which it has developed a unit. All such pre-registered bidders will receive a bid package containing: (1) the Auction Regulations; and (2) a sample Memorandum of Sale, pursuant to which the Properties will be conveyed to the successful bidder, containing sample: (a) Use and Development Guidelines; (b) Sample Affordable Housing Deed Rider; (c) Buyer's Affidavit (G.L. c. 60, § 77B); (d) Disclosure Statement (G.L. c. 7C, § 38); (e) Release Regarding Personal Property and Hazardous Materials. In addition, pre-registered bidders will receive copies of the following sample materials, as applicable: (i) Use and Development Guidelines; (ii) Sample Land Disposition and Development Agreement; (iii) Sample Notice of Land Disposition and Development Agreement; and/or (iv) Sample Conservation Restriction. Any Properties or portions thereof that are sold and are not suitable for development will be subject to the placement of conservation restrictions.

The successful bidder(s) at said auction will be required to submit an initial deposit in the amount of \$5,000.00. The Town may require additional deposits in an equal amount within twenty-four (24) hours of the close of the auction. Payment of the balances of the consideration will be due no later than 30 days after the date of said auction, or at such other time as determined by the Tax Title Custodian, as well as a special assessment of \$10,000.00 or such other sum as is required to cover the legal fees of the sale.

The successful bidder(s) will be responsible for payment of pro-rata taxes allocable to the days ensuing in the current fiscal year after the date of such deed, plus any pro-forma taxes as may be due for the subsequent fiscal year, per M.G.L. c.44, § 63A, plus any and all recording charges and registry stamps. All payments to the Town are to be made by bank cashier's check or certified check, unless otherwise announced. The successful bidder will be required to execute a Statement of Beneficial Interest as required by M.G.L. c. 7C, § 38, a Memorandum of Sale, and a Certificate of Compliance pursuant to M.G.L. c. 60 § 77B. Upon receipt of the full payment, the Tax Title Custodian shall execute, and deliver the deed necessary to transfer the title of the Town to such property sold. The Tax Title Custodian reserves the right to reject any and all bids at said auction if of the opinion that no bid is made which approximates the fair value of the property, may withdraw the parcel being offered for sale, and may adjourn said auction for such periods as the Custodian deems expedient.

Upon receipt of the balance of the consideration the Parcels shall be conveyed by Release Deed, subject to all matters of record, to this Notice of Sale, the Town of Hingham's Use and Development Guidelines, and to the Memorandum of Sale and all addendums and exhibits thereto. Upon completion of the sale and within 30 days after the receipt of the balance of the consideration, the Tax Title Custodian will provide to any former owner and other former interested parties a written notice containing an itemized accounting of the disposition of the proceeds arising from the sale, including the sale price, legal fees, auctioneer fees and advertising costs, other fees and any excess equity.

The Regulations for Auction Sale are available for inspection at the office of the Town Treasurer, 210 Central Street, Hingham, MA 02043, prior to the auction date. The Memorandum of Sale will be made available for inspection on the date and time of the public auction as indicated above. Other terms and conditions may be announced at the time of the auction. **CHECK-IN FOR PREREGISTERED BIDDERS BEGINS AT 11:00 O'CLOCK, A.M.** Questions regarding the auction and sale may be referred to John D. Finnegan, Esq., Hill Law, 6 Beacon St., Suite 600, Boston, MA 02108; Tel: 617-494-0800; email: [jfinnegan@danhilllaw.com](mailto:jfinnegan@danhilllaw.com). Questions concerning the Affordable Housing requirements may be directed to Jennifer Oram, Town of Hingham Zoning Administrator, 210 Central Street, Hingham, MA 02043; Tel: 781-741-1494; email: [oramj@hingham-ma.gov](mailto:oramj@hingham-ma.gov).

**LORI-ANN MAGNER  
TAX TITLE CUSTODIAN  
TOWN OF HINGHAM**

Date: May 26, 2026