



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
321 ELECTRIC AVE

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: 321 ELECTRIC AVE LLC,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 6,968.71

UNPAID PRINCIPAL BALANCE: \$ 1,707.16

PROPERTY DESCRIPTION:
Parcel ID: 093-054-00-00
LAND & BUILDING located at 321 ELECTRIC AVE in LUNENBURG,
Containing 1.40 Acres shown on Assessor's Map 0930540000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10501/326

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
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**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 2,073.52. This amount reflects \$ 1,707.16 of accumulated taxes, \$ 170.00 in fees and \$ 196.36 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

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MASSACHUSETTS
DEPARTMENT OF
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NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
307 TOWNSEND HARBOR RD

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
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LIST OF PARCELS TO BE TAKEN

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NAME OF OWNERS: DIXON, RYAN M,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 2.82

UNPAID PRINCIPAL BALANCE: \$ 1.34

PROPERTY DESCRIPTION:
Parcel ID: 043-001-00-00
LAND located at 307 TOWNSEND HARBOR RD in LUNENBURG,
Containing 1393.00 Square feet shown on Assessor's Map 0430010000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 8420/172

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

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ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
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What you need to know:

1. Right now, you owe ____ \$ 71.55 _____. This amount reflects ____ \$ 1.34 _____ of accumulated taxes, ____ \$ 70.00 _____ in fees and ____ \$.21 _____ in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____. If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.
5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

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MASSACHUSETTS
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NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
11 VALLEY RD REAR

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3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
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- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
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NAME OF OWNERS: GALLAGHER-ALLEVA, JANE E,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 566.82

UNPAID PRINCIPAL BALANCE: \$ 158.79

PROPERTY DESCRIPTION: Parcel ID: 022-002-00-00
LAND & BUILDING located at 11 VALLEY RD REAR in LUNENBURG,
Containing 4.90 Acres shown on Assessor's Map 0220020000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 4002/141

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

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ADDITIONAL INFORMATION
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IMEDIATAMENTE

What you need to know:

1. Right now, you owe ____ \$ 249.25 _____. This amount reflects ____ \$ 158.79 _____ of accumulated taxes, ____ \$ 70.00 _____ in fees and ____ \$ 20.46 _____ in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
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NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
70 PLEASANT ST REAR

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at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
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LIST OF PARCELS TO BE TAKEN

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- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: GF B FITCHBURG, LLCCLAY POND FITCHBURG, LLC,CLAY POND FITCHBURG, LLC

FISCAL YEAR: 2024

TAX ASSESSED: \$ 25.50

UNPAID PRINCIPAL BALANCE: \$ 8.38

PROPERTY DESCRIPTION:
Parcel ID: 095-023-00-00
LAND & BUILDING located at 70 PLEASANT ST REAR in LUNENBURG,
Containing 9583.00 Square feet shown on Assessor's Map 0950230000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10423/295

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 179.80. This amount reflects \$ 8.38 of accumulated taxes, \$ 170.00 in fees and \$ 1.42 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
368 TOWNSEND HARBOR RD

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: HANCOCK, RICHARD A,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 2.82

UNPAID PRINCIPAL BALANCE: \$ 2.82

PROPERTY DESCRIPTION:
Parcel ID: 042-008-00-00
LAND located at 368 TOWNSEND HARBOR RD in LUNENBURG,
Containing 1001.00 Square feet shown on Assessor's Map 0420080000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 3295/327

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

**PROPERTY LOCATION:
368 TOWNSEND HARBOR RD**

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本通知對於重要法律權利產生影響，請立即翻譯

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THUẬT NGAY**

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe ____ \$ 73.36 _____. This amount reflects ____ \$ 2.82 _____ of accumulated taxes, ____ \$ 70.00 _____ in fees and ____ \$.54 _____ in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
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6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
15 SPRING ST WEST

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

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INMEDIATAMENTE

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THUẬT NGAY

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IMEDIATAMENTE

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5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: HARPER, STEPHEN ANDREW &FLANNAGAN, COLLEEN M,FLANNAGAN, COLLEEN M

FISCAL YEAR: 2024

TAX ASSESSED: \$ 12.69

UNPAID PRINCIPAL BALANCE: \$ 12.69

PROPERTY DESCRIPTION:
Parcel ID: 122-073-00-00
LAND & BUILDING located at 15 SPRING ST WEST in LUNENBURG,
Containing 4791.00 Square feet shown on Assessor's Map 1220730000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 4247/163

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
15 SPRING ST WEST

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本通知对于重要法律权利产生影响，请立即翻译

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INMEDIATAMENTE**

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AVI SA A AFEKTE DWA LEGAL KI ENPOTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 184.99. This amount reflects \$ 12.69 of accumulated taxes, \$ 170.00 in fees and \$ 2.30 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
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If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

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6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
662 MASS AVE

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本通知对于重要法律权利产生影响·请立即翻译

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INMEDIATAMENTE

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

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IMEDIATAMENTE

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3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: ILLINGWORTH, MARY JANE,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 5,019.12

UNPAID PRINCIPAL BALANCE: \$ 5,019.12

PROPERTY DESCRIPTION:
Parcel ID: 059-016-00-00
LAND & BUILDING located at 662 MASS AVE in LUNENBURG,
Containing 20473.00 Square feet shown on Assessor's Map 0590160000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 1920/287

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
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INMEDIATAMENTE**

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

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**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 6,003.09. This amount reflects \$ 5,019.12 of accumulated taxes, \$ 70.00 in fees and \$ 913.97 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
24 WILDERWOOD AVE

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HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: KENNY, DAVID L & LORRAINE P,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 5,088.69

UNPAID PRINCIPAL BALANCE: \$ 4,708.85

PROPERTY DESCRIPTION:
Parcel ID: 113-009-00-00
LAND & BUILDING located at 24 WILDERWOOD AVE in LUNENBURG,
Containing 5662.00 Square feet shown on Assessor's Map 1130090000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 904/491

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
24 WILDERWOOD AVE

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY.

本通知对于重要法律权利产生影响，请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

**ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE**

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPOTAN EPI LI SIPOZE TRADWI IMEPYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 5,087.70. This amount reflects \$ 4,708.85 of accumulated taxes, \$ 70.00 in fees and \$ 308.85 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
671 TOWNSEND ST

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

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1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

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- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: LALLO, HELEN,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 16.92

UNPAID PRINCIPAL BALANCE: \$ 4.72

PROPERTY DESCRIPTION:
Parcel ID: 056-005-00-00
LAND & BUILDING located at 671 TOWNSEND ST in LUNENBURG,
Containing 6534.00 Square feet shown on Assessor's Map 0560050000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 7631/202

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)

PROPERTY LOCATION:
671 TOWNSEND ST

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỞNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

What you need to know:

1. Right now, you owe ____ \$ 75.33 _____. This amount reflects ____ \$ 4.72 _____ of accumulated taxes, ____ \$ 70.00 _____ in fees and ____ \$.61 _____ in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____. If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.
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6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
61 YOUNGS RD

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

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ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

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IMEDIATAMENTE

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: MAROIS, KENNY,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 5,015.37

UNPAID PRINCIPAL BALANCE: \$ 1,529.35

PROPERTY DESCRIPTION:
Parcel ID: 115-020-00-00
LAND located at 61 YOUNGS RD in LUNENBURG,
Containing 7840.00 Square feet shown on Assessor's Map 1150200000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 8181/370

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
61 YOUNGS RD

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本通知对于重要法律权利产生影响，请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

**ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE**

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 1,796.45. This amount reflects \$ 1,529.35 of accumulated taxes, \$ 70.00 in fees and \$ 197.10 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
110 FIRE RD 12

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本通知对于重要法律权利产生影响·请立即翻译

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INMEDIATAMENTE

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

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IMEDIATAMENTE

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4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

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- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: OUELLETTE, LAURANCE LIFE ESTATE
OUELLETTE, ARIANNA J & OUELLETTE, ADAM
J, OUELLETTE, ARIANNA J & OUELLETTE, ADAM J

FISCAL YEAR: 2024

TAX ASSESSED: \$ 9,358.17

UNPAID PRINCIPAL BALANCE: \$ 9,358.17

PROPERTY DESCRIPTION: Parcel ID: 134-031-00-00
LAND & BUILDING located at 110 FIRE RD 12 in LUNENBURG,
Containing 32713.00 Square feet shown on Assessor's Map 1340310000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10182/317

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
110 FIRE RD 12

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INMEDIATAMENTE**

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỞNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 11,156.59. This amount reflects \$ 9,358.17 of accumulated taxes, \$ 70.00 in fees and \$ 1,728.42 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
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If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
76 ELM ST

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: SHADY ELM TRUSTMARY JANE PILLSBURY, TRUSTEE,MARY JANE PILLSBURY, TRUSTEE

FISCAL YEAR: 2024

TAX ASSESSED: \$ 5,170.47

UNPAID PRINCIPAL BALANCE: \$ 1,238.73

PROPERTY DESCRIPTION: Parcel ID: 092-026-00-00
LAND & BUILDING located at 76 ELM ST in LUNENBURG,
Containing 42688.00 Square feet shown on Assessor's Map 0920260000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 2928/252

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 1,468.37. This amount reflects \$ 1,238.73 of accumulated taxes, \$ 70.00 in fees and \$ 159.64 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
75 ASPLUND DR

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本通知對於重要法律權利產生影響，請立即翻譯

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INMEDIATAMENTE

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

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IMEDIATAMENTE

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5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
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LIST OF PARCELS TO BE TAKEN

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- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: SOWA, TODD R & KARA-SOWA, BERNADETTE, KARA-SOWA, BERNADETTE

FISCAL YEAR: 2024

TAX ASSESSED: \$ 3,881.73

UNPAID PRINCIPAL BALANCE: \$ 1,332.73

PROPERTY DESCRIPTION: Parcel ID: 009-015-00-00
LAND & BUILDING located at 75 ASPLUND DR in LUNENBURG,
Containing 5.59 Acres shown on Assessor's Map 0090150000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 9755/186

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
75 ASPLUND DR

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỞNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 1,421.13. This amount reflects \$ 1,332.73 of accumulated taxes, \$ 70.00 in fees and \$ 18.40 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
101 TOWNSEND HARBOR RD

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本通知对于重要法律权利产生影响·请立即翻译

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INMEDIATAMENTE

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

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IMEDIATAMENTE

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3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
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5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: STAFFORD, DAVID M,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 622.66

UNPAID PRINCIPAL BALANCE: \$ 622.66

PROPERTY DESCRIPTION:
Parcel ID: 049-003-00-00
LAND located at 101 TOWNSEND HARBOR RD in LUNENBURG,
Containing 15.99 Acres shown on Assessor's Map 0490030000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10398/3

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 901.24. This amount reflects \$ 622.66 of accumulated taxes, \$ 170.00 in fees and \$ 108.58 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
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MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
75 HEMLOCK DR

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at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
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- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: STAFFORD, DAVID M,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 3,533.46

UNPAID PRINCIPAL BALANCE: \$ 3,533.46

PROPERTY DESCRIPTION:
Parcel ID: 050-011-00-00
LAND & BUILDING located at 75 HEMLOCK DR in LUNENBURG,
Containing 1.95 Acres shown on Assessor's Map 0500110000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10398/35

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
75 HEMLOCK DR

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY.

本通知对于重要法律权利产生影响，请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

**ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE**

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 4,236.29. This amount reflects \$ 3,533.46 of accumulated taxes, \$ 70.00 in fees and \$ 632.83 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.

2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.

3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.

4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).

6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.

7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
70 HOWARD ST

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

CET AVIS AFFECTE DES DROITS JURIDIQUES IMPORTANTS ET DOIT ÊTRE TRADUIT IMMÉDIATEMENT

AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: SZOCIK FAMILY REVOCABLE TRUSTSZOCIK, STEVEN D & SZOCIK, DONNA L,SZOCIK, STEVEN D & SZOCIK, DONNA L

FISCAL YEAR: 2024

TAX ASSESSED: \$ 6,904.77

UNPAID PRINCIPAL BALANCE: \$ 6,904.77

PROPERTY DESCRIPTION: Parcel ID: 020-010-00-00
LAND & BUILDING located at 70 HOWARD ST in LUNENBURG,
Containing 2.57 Acres shown on Assessor's Map 0200100000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10566/86

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

PROPERTY LOCATION:
70 HOWARD ST

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本通知对于重要法律权利产生影响，请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

**ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE**

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH THUẬT NGAY

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe \$ 8,238.80. This amount reflects \$ 6,904.77 of accumulated taxes, \$ 70.00 in fees and \$ 1,264.03 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____.

If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.

5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases> resources.

For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



MASSACHUSETTS
DEPARTMENT OF
REVENUE

NOTICE OF TAX TAKING
(G.L. c. 60, § 53)

PROPERTY LOCATION:
19 WALLIS PARK

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响·请立即翻译

本通知對於重要法律權利產生影響，請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO
INMEDIATAMENTE

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN EPI LI SIPOZE TRADWI IMEDYATMAN

THÔNG BÁO NÀY CÓ ẢNH HƯỜNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY

ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE
HEREBY NOTIFIED THAT ON THURSDAY (day), APRIL (month) 17TH (date),
 2025 (year) at 12:00 (time) o'clock PM (AM or PM),
at TAX COLLECTOR'S OFFICE, 17 MAIN STREET, LUNENBURG, MA 01462 (place of taking), pursuant
to General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY
INTENTION TO TAKE FOR THE TOWN (city or town) of LUNENBURG (name of city or
town) the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs
to the date of taking, unless the same is paid before that date.

LIST OF PARCELS TO BE TAKEN

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

NAME OF OWNERS: WU, YAN,

FISCAL YEAR: 2024

TAX ASSESSED: \$ 6,020.62

UNPAID PRINCIPAL BALANCE: \$ 2.07

PROPERTY DESCRIPTION:
Parcel ID: 098-068-00-00
LAND & BUILDING located at 19 WALLIS PARK in LUNENBURG,
Containing 11020.00 Square feet shown on Assessor's Map 0980680000, recorded at
WORCESTER NORTHERN REGISTRY OF DEEDS - Book/Page 10540/272

MYLEEN MALLARI
COLLECTOR OF TAXES

Friday, April 4, 2025

TOWN OF LUNENBURG
Name of City or Town

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

**NOTICE OF TAX TAKING
ADDITIONAL INFORMATION
(G.L. c. 60, § 53)**

**PROPERTY LOCATION:
19 WALLIS PARK**

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本通知对于重要法律权利产生影响·请立即翻译

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**THÔNG BÁO NÀY CÓ ẢNH HƯỞNG ĐẾN CÁC QUYỀN PHÁP LÝ QUAN TRỌNG, DO ĐÓ CẦN ĐƯỢC DỊCH
THUẬT NGAY**

**ESTE AVISO DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe ____ \$ 67.29 _____. This amount reflects ____ \$ 2.07 _____ of accumulated taxes, ____ \$ 65.00 _____ in fees and ____ \$.22 _____ in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.
4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is _____. If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.
5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
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