



ESTATE TO BE ASSIGNED FOR UNPAID TAXES
Commonwealth of Massachusetts
Town of Lunenburg
Office of the Town Treasurer, Myleen Mallari

The owners of the hereinafter described parcel of land situated in the Town of Lunenburg in the County of Worcester and the Commonwealth of Massachusetts and to all concerned:

You are hereby notified that on March 17, 2022 at 10:00 o'clock A.M. local time in Lunenburg Town Hall, 17 Main Street, Lunenburg, MA 01462 in the Joseph Bilotta meeting room, pursuant to the provisions of General Laws, Chapter 60 §52 and by virtue of the authority vested in me as Treasurer, it is my intention to assign and transfer the Tax Title held by the Town of Lunenburg covering the following described parcels to the highest bidder at public auction, for all taxes thereon with interest and all necessary and intervening charges of any balance of said taxes, unless the same has been paid in full before that date. All of the parcels described below will be bundled and sold as one unit to the highest bidder. The minimum bid for the unit will be the aggregate amount of taxes, interests and fees due on the accounts for the properties that remain on the list below on the day of the Auction. In the event that there are multiple parties bidding the same price, the person recognized first by the Treasurer will be selected as high bidder in accordance with standard auction procedures. All Bidders must pre-register by 3:00 PM March 3, 2022 (FOURTEEN days before the auction). To pre-register please contact the Treasurer's Office at 978-582-4133.

Parcel ID: 093-044-00-00 **Balance Due As of March 17, 2022**
Location: 356 HOLLIS RD **\$ 200,849.26*** plus applicable fees
Assessed Owner: PADLAK REALTY TRUST,
BROGNA, JOSEPH E & KEVIN M, TRUSTEES

A TAX LIEN PERFECTED ON 12/11/2009 SECURING ABOUT 4.70 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 356 HOLLIS RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 093 BLOCK 044 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID PADLAK REALTY TRUST, BROGNA, JOSEPH E & KEVIN M, TRUSTEES,

Parcel ID: 078-043-00-00 **Balance Due As of March 17, 2022**
Location: 250 HOLLIS RD **\$ 91,000.74*** plus applicable fees
Assessed Owner: PADLAK REALTY TRUST,
BROGNA, JOSEPH E & KEVIN M, TRUSTEES

A TAX LIEN PERFECTED ON 12/11/2009 SECURING ABOUT 19.00 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 250 HOLLIS RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 078 BLOCK 043 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID PADLAK REALTY TRUST, BROGNA, JOSEPH E & KEVIN M, TRUSTEES,

Parcel ID: 112-034-00-00 **Balance Due As of March 17, 2022**
Location: 14 SUNSET AVE **\$ 78,068.08*plus applicable fees**
Assessed Owner: BROGNA, JOSEPH E. & KEVIN M..

A TAX LIEN PERFECTED ON 12/11/2009 SECURING ABOUT 0.10 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 14 SUNSET AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 112 BLOCK 034 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID BROGNA, JOSEPH E. & KEVIN M.,



Balance Due As of March 17, 2022

\$ 75,393.47*plus applicable fees

Parcel ID: 081-024-00-00

Location: 220 LANCASTER AVE

Assessed Owner: CIOFFI, DAVID B.,

A TAX LIEN PERFECTED ON 6/8/2015 SECURING ABOUT 6.80 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 220 LANCASTER AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 081 BLOCK 024 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID CIOFFI, DAVID B., ,

Balance Due As of March 17, 2022

\$ 75,985.06*plus applicable fees

Parcel ID: 129-006-00-00

Location: 991 LANCASTER AVE

Assessed Owner: STILLMAN, GARTH W & COLLEEN,

A TAX LIEN PERFECTED ON 6/8/2015 SECURING ABOUT 89.00 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 991 LANCASTER AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 129 BLOCK 006 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID STILLMAN, GARTH W & COLLEEN, ,

Balance Due As of March 17, 2022

\$ 379.37*plus applicable fees

Parcel ID: 113-047-00-00

Location: 25 FLORENCE ST

Assessed Owner: DAIGLE, RICHARD R & CLAIRE T. DAIGLE &, CUTTER, DEBORAH A & BOIVAN, TERESA

A TAX LIEN PERFECTED ON 3/13/2017 SECURING ABOUT 0.13 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 25 FLORENCE ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 113 BLOCK 047 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID DAIGLE, RICHARD R & CLAIRE T. DAIGLE &, CUTTER, DEBORAH A & BOIVAN, TERESA,

Balance Due As of March 17, 2022

\$ 384.77*plus applicable fees

Parcel ID: 097-016-00-00

Location: 49 PRATT ST

Assessed Owner: HARMS, VIRGINIA M,

Subsequent Owner: HIRD, LEEANN

A TAX LIEN PERFECTED ON 3/13/2017 SECURING ABOUT 0.47 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 49 PRATT ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 097 BLOCK 016 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID HARMS, VIRGINIA M, , HIRD, LEEANN



Parcel ID: 064-009-00-00

Balance Due As of March 17, 2022

\$ 440.04*plus applicable fees

Location: 1870 MASS AVE

Assessed Owner: ANDERSON, RICHARD A,

A TAX LIEN PERFECTED ON 2/5/2018 SECURING ABOUT 0.25 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 1870 MASS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 064 BLOCK 009 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID ANDERSON, RICHARD A, ,

Parcel ID: 072-040-21-37

Balance Due As of March 17, 2022

\$ 19,456.54*plus applicable fees

Location: 67 RILEY RD

Assessed Owner: BARRETT, ARLINE H LIFE ESTATE,

A TAX LIEN PERFECTED ON 4/1/2019 SECURING A CONDOMINIUM LOCATED AT 67 RILEY RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 072 BLOCK 040 LOT 21-37 AND NOW OR FORMERLY OWNED BY SAID BARRETT, ARLINE H LIFE ESTATE, ,

Parcel ID: 093-037-00-00

Balance Due As of March 17, 2022

\$ 18,681.78*plus applicable fees

Location: 56 CARR AVE

Assessed Owner: HOLLIS HILL REALTY TRUST,

DEMOGA, PAUL J & EUSEY, CHARLES J, TRUSTEE OF

A TAX LIEN PERFECTED ON 4/1/2019 SECURING ABOUT 11.40 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 56 CARR AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 093 BLOCK 037 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID HOLLIS HILL REALTY TRUST, DEMOGA, PAUL J & EUSEY, CHARLES J, TRUSTEE OF,

Parcel ID: 122-095-00-00

Balance Due As of March 17, 2022

\$ 9,608.93*plus applicable fees

Location: 531 RESERVOIR RD

Assessed Owner: DENAPOLI, JOHN P,

Subsequent Owner: C/O LILLIAN DENAPOLI

A TAX LIEN PERFECTED ON 4/1/2019 SECURING ABOUT 1.38 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 531 RESERVOIR RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 122 BLOCK 095 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID DENAPOLI, JOHN P, , C/O LILLIAN DENAPOLI



Parcel ID: 094-020-00-00

Balance Due As of March 17, 2022

\$ 13,817.82*plus applicable fees

Location: 248 PLEASANT ST

Assessed Owner: GKE REALTY TRUST,
ERICKSON, GAIL K & SCOTT J TRUSTEES

Subsequent Owner:

A TAX LIEN PERFECTED ON 4/1/2019 SECURING ABOUT 0.34 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 248 PLEASANT ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 094 BLOCK 020 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID GKE REALTY TRUST, ERICKSON, GAIL K & SCOTT J TRUSTEES,

Parcel ID: 107-042-00-00

Balance Due As of March 17, 2022

\$ 12,116.00*plus applicable fees

Location: 335 BURRAGE ST

Assessed Owner: NARBONNE, LEON & TONI ANN,

A TAX LIEN PERFECTED ON 4/1/2019 SECURING ABOUT 2.20 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 335 BURRAGE ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 107 BLOCK 042 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID NARBONNE, LEON & TONI ANN, ,

Parcel ID: 069-011-00-00

Balance Due As of March 17, 2022

\$ 38,752.06*plus applicable fees

Location: 146 CANTERBURY DR

Assessed Owner: RABINOW, JASON,

A TAX LIEN PERFECTED ON 4/1/2019 SECURING ABOUT 2.19 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 146 CANTERBURY DR BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 069 BLOCK 011 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID RABINOW, JASON, ,

Parcel ID: 081-017-00-00

Balance Due As of March 17, 2022

\$ 46,132.24*plus applicable fees

Location: 290 LANCASTER AVE

Assessed Owner: LEEANN SOLOMON CHRIST TRUST,
CHRIST, LEEANN SOLOMON TRUSTEE

Subsequent Owner: ONANA, ANDRE ONANA

A TAX LIEN PERFECTED ON 2/25/2020 SECURING ABOUT 14.17 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 290 LANCASTER AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 081 BLOCK 017 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID LEEANN SOLOMON CHRIST TRUST, CHRIST, LEEANN SOLOMON TRUSTEE, ONANA, ANDRE ONANA



Balance Due As of March 17, 2022
\$ 16,160.51*plus applicable fees

Parcel ID: 070-017-00-00

Location: 149 ROLLING ACRES RD

Assessed Owner: CONRAD, HOWARD A & DOROTHY,

Subsequent Owner: DENNIS O. CONRAD

A TAX LIEN PERFECTED ON 2/25/2020 SECURING ABOUT 0.46 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 149 ROLLING ACRES RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 070 BLOCK 017 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID CONRAD, HOWARD A & DOROTHY, ,

Balance Due As of March 17, 2022
\$ 529.63*plus applicable fees

Parcel ID: 091-004-00-00

Location: 351 LEOMINSTER RD

Assessed Owner: W. D. CHISHOLM,

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 1.77 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 351 LEOMINSTER RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 091 BLOCK 004 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID W. D. CHISHOLM, ,

Balance Due As of March 17, 2022
\$ 23,296.76*plus applicable fees

Parcel ID: 059-050-00-00

Location: 835 MASS AVE

Assessed Owner: CONRAD, HOWARD A & DOROTHY,

Subsequent Owner: DENNIS O. CONRAD

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 1.20 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 835 MASS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 059 BLOCK 050 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID CONRAD, HOWARD A & DOROTHY, ,

Balance Due As of March 17, 2022
\$ 301.97*plus applicable fees

Parcel ID: 111-003-00-00

Location: 601 LEOMINSTER RD

Assessed Owner: 601 LEOMINSTER ROAD REALTY TRUST,
CRACOVIA, WENDY TRUSTEE

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.79 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 601 LEOMINSTER RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 111 BLOCK 003 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID 601 LEOMINSTER ROAD REALTY TRUST, CRACOVIA, WENDY TRUSTEE,



Parcel ID: 098-053-01-02

Location: 27 ELIZABETH ST

Assessed Owner: GREELISH, JAMES,

Subsequent Owner:

Balance Due As of March 17, 2022

\$ 2,732.51*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING A CONDOMINIUM LOCATED AT 27 ELIZABETH ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 098 BLOCK 053 LOT 01-02 AND NOW OR FORMERLY OWNED BY SAID GREELISH, JAMES, ,

Parcel ID: 024-051-00-00

Location: 47 WILDWOOD RD

Assessed Owner: GREENER LIVING LUXURY HOMES, LLC,

Balance Due As of March 17, 2022

\$ 206.03*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.69 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 47 WILDWOOD RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 024 BLOCK 051 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID GREENER LIVING LUXURY HOMES, LLC, ,

Parcel ID: 093-011-00-00

Location: 395 HOLLIS RD

Assessed Owner: JELENIEWSKI, WILLIAM C & GERTRAUDE,

Balance Due As of March 17, 2022

\$ 5,227.79*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.46 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 395 HOLLIS RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 093 BLOCK 011 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID JELENIEWSKI, WILLIAM C & GERTRAUDE, ,

Parcel ID: 112-042-00-00

Location: 30 LAKEVIEW AVE

Assessed Owner: KOPLEY, PETER K,

Balance Due As of March 17, 2022

\$ 6,138.12*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.23 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 30 LAKEVIEW AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 112 BLOCK 042 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID KOPLEY, PETER K, ,



Parcel ID: 135-030-00-00

Balance Due As of March 17, 2022

\$ 12,868.33*plus applicable fees

Location: 86 OAK RIDGE RD

Assessed Owner: LAWLOR, MARTIN P.,

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.20 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 86 OAK RIDGE RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 135 BLOCK 030 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID LAWLOR, MARTIN P., ,

Parcel ID: 076-003-00-00

Balance Due As of March 17, 2022

\$ 6,407.82*plus applicable fees

Location: 76 MASS AVE

Assessed Owner: MA AVE LAND DEVELOPMENT, LLC,

Subsequent Owner: MA PLEASANT, LLC

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.24 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 76 MASS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 076 BLOCK 003 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID MA AVE LAND DEVELOPMENT, LLC, , MA PLEASANT, LLC

Parcel ID: 076-004-00-00

Balance Due As of March 17, 2022

\$ 7,896.83*plus applicable fees

Location: 72 MASS AVE

Assessed Owner: MA AVE LAND DEVELOPMENT, LLC,

Subsequent Owner: MA PLEASANT, LLC

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 2.50 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 72 MASS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 076 BLOCK 004 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID MA AVE LAND DEVELOPMENT, LLC, , MA PLEASANT, LLC

Parcel ID: 112-029-00-00

Balance Due As of March 17, 2022

\$ 7,000.25*plus applicable fees

Location: 21 HARRIS AVE

Assessed Owner: MOECKEL, MATTHEW PAUL & SARAH,

Subsequent Owner:

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.20 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 21 HARRIS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 112 BLOCK 029 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID MOECKEL, MATTHEW PAUL & SARAH, ,



Parcel ID: 060-066-00-00

Location: 891 MASS AVE

Assessed Owner: PHAM, THUAN,

Balance Due As of March 17, 2022

\$ 6,041.26*plus applicable fees

Subsequent Owner:

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 1.59 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 891 MASS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 060 BLOCK 066 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID PHAM, THUAN, ,

Parcel ID: 095-003-00-00

Location: 101 PLEASANT ST

Assessed Owner: PLEASANT EWP, LLC,

Subsequent Owner: MA PLEASANT, LLC

Balance Due As of March 17, 2022

\$ 13,421.43*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 41.04 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 101 PLEASANT ST BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 095 BLOCK 003 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID PLEASANT EWP, LLC, , MA PLEASANT, LLC

Parcel ID: 091-009-00-00

Location: 419 LEOMINSTER RD

Assessed Owner: SHEEHY, SANDRA K,

Balance Due As of March 17, 2022

\$ 10,742.59*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 1.84 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 419 LEOMINSTER RD BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 091 BLOCK 009 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID SHEEHY, SANDRA K, ,

Parcel ID: 076-047-00-00

Location: 119 MASS AVE

Assessed Owner: WALKER NOMINEE TRUST,
WALKER, JOHN H TRUSTEE

Balance Due As of March 17, 2022

\$ 257.75*plus applicable fees

A TAX LIEN PERFECTED ON 3/15/2021 SECURING ABOUT 0.83 ACRES OF LAND WITH ANY BUILDINGS LOCATED AT 119 MASS AVE BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP 076 BLOCK 047 LOT 00-00 AND NOW OR FORMERLY OWNED BY SAID WALKER NOMINEE TRUST, WALKER, JOHN H TRUSTEE,



Thursday, February 17, 2022

Posted Areas:

Town Hall
Lunenburg Public Library
Powell Stone & Gravel
Town Website

Advertise in Newspaper:

Lunenburg Ledger

I have this day posted in accordance with Chapter 60, Section 52 of the General Laws of Massachusetts.

POSTED BY: _____
JOHN BAKER, TOWN CONSTABLE