



# APPENDIX TO TAX LIEN FORECLOSURE INFORMATIONAL OUTLINE

Tax Lien Foreclosure Cases in the Land Court

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This is Appendix contains examples of the documents referenced in the Land Court's Tax Lien Foreclosure Informational Outline, which is available at: [Land Court Tax Lien Foreclosure Cases Resources](#).

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## Newspaper Notice of Assignment

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ESTATE TO BE ASSIGNED FOR UNPAID TAXES  
Commonwealth of Massachusetts  
Town of Ware.

Office of the Town Treasurer L. D. M.

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

You are hereby notified that on TBD, 2015 at 10:00 o'clock A.M. local time in Ware Town Hall, 126 Main Street, Ware, MA 01082 in the \_\_\_\_\_ 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 Ware 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. TBD, 2015 (THREE days before the auction). To pre-register please contact the Treasurer's Office at (\_\_\_\_) \_\_\_\_-\_\_\_\_.

---

Parcel ID: \_\_\_\_\_  
Location: \_\_\_\_\_  
Assessed Owner: A. I. and H. L. K.

Balance Due

---

A TAX LIEN PERFECTED ON 6/30/2010 SECURING ABOUT 1.9 ACRES OF LAND WITH BUILDINGS LOCATED AT 5 \_\_\_\_\_ BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ AND NOW OR FORMERLY OWNED BY SAID A. I. AND H. L. K.

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*[list all tax title properties to be sold at auction in the same format as above]*

## Pre-Sale Notice of Assignment to Owners

---

TOWN OF WARE, MASSACHUSETTS - [LETTERHEAD]

TBD, 2015

A [REDACTED] I. AND H [REDACTED] L. K [REDACTED]  
[REDACTED]  
[REDACTED], MA [REDACTED]

RE: Presale Notification: [REDACTED] - [REDACTED]

Dear: A [REDACTED] I. AND H [REDACTED] L. K [REDACTED]

The Town of Ware is preparing a tax lien assignment auction for the Tax Lien against the above-referenced property. In doing so, on TBD, 2015 [newspaper publication date] the following legal advertisement will appear, in part, in the [newspaper publication name]:

---

ESTATE TO BE ASSIGNED FOR UNPAID TAXES  
Commonwealth of Massachusetts  
Town of Ware  
Office of the Town Treasurer L [REDACTED] D [REDACTED] M [REDACTED]

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

You are hereby notified that on TBD, 2015 at 10:00 o'clock A.M. local time in Ware Town Hall, 126 Main Street, Ware, MA 01082 in the [REDACTED] 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 Ware 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.

Balance

Parcel ID: [REDACTED]  
Location: [REDACTED]  
Assessed Owner: A [REDACTED] I. and H [REDACTED] L. K [REDACTED]ko

A TAX LIEN PERFECTED ON 6/30/2010 SECURING ABOUT 1.9 ACRES OF LAND WITH BUILDINGS LOCATED AT [REDACTED] BEING DESIGNATED ON ASSESSOR'S PLAN AS MAP [REDACTED] BLOCK [REDACTED] LOT [REDACTED] AND NOW OR FORMERLY OWNED BY SAID A [REDACTED] I. AND H [REDACTED] L. K [REDACTED] D [REDACTED]

The effect of this sale will be to transfer the lien currently held by the Town of Ware to a third party who will pay the Town the amount owed. After that you will be required to pay the third party. This procedure is similar to a bank assigning a mortgage to a new holder who then receives all payments. You can prevent this action from happening by paying the amount owed \$ [REDACTED], plus recording fees on or before TBD, 2015. If you have any questions on this matter, please contact the Treasurer's Office at (978) [REDACTED]

Sincerely,  
L [REDACTED] D [REDACTED] M [REDACTED]  
Treasurer, Town of Ware

## Instrument of Taking

Return to:  
Town of Westwood  
580 High Street  
Westwood, MA 02090



Bk [REDACTED] Ps [REDACTED] #97977  
11-07-2014 @ 11:07a

LAND COURT  
FILED  
2014 SEP 27 AM 10:37

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

THE COMMONWEALTH OF MASSACHUSETTS  
Town of Westwood  
Office of the Treasurer/Collector

CERTIFY  
*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

### INSTRUMENT OF TAKING

I, **William F. Westwood**, Collector of Taxes for the Town of Westwood pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby take for said town the following described land:

### DESCRIPTION OF PROPERTY

(This description must be sufficiently accurate to identify the premises and must agree with the instrument of taking.)

Property Location: [REDACTED]

Description of Parcel: A parcel of land with any building thereon, containing about 0.17 acreage being described as Map/Parcel ID: [REDACTED] in the office of the Assessors of the Town of Westwood identified in Book [REDACTED] Page [REDACTED] at the County Registry of Deeds

This land is taken because taxes, as defined in Chapter 60, Section 43, assessed on the property to [REDACTED] [REDACTED] [REDACTED]

for the fiscal year 2014 were not paid within 14 days after a demand for payment was made on 06/04/2014. After notice of intention to take the land was given as required by law, they remain unpaid along with interest and incidental expenses and costs to the date of taking as follows:

Subsequent Owner

Book:

Page:

Real Estate Bill Number: 11608	
2014 Taxes	1,707.36
Additional Charges	116.00
Interest as of November 7, 2014	124.43
Total Amount Due	1,947.79

WITNESS my hand and seal this November 7, 2014

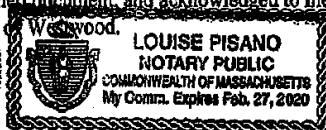
*[Signature]*  
(Treasurer/Collector)

### THE COMMONWEALTH OF MASSACHUSETTS

COUNTY ss.

November 7, 2014

On this 28 day of October, 2014, before me, the undersigned notary public, personally appeared MA Lic. LOUISE PISANO, proved to me through satisfactory evidence of identification to be the person whose name is signed on the attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Collector of Taxes for the Town of Westwood.



*Louise Pisano*  
Signature of Notary Public  
Louise Pisano  
Printed/Typed Name of Notary Public

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

# Collector's Deed



Bk: [REDACTED] Pg: [REDACTED]  
Page: 1 of 2 06/13/2017 11:20 AM WD

LAND COURT  
FILED

17 NOV 21 PM 2:11

(THIS DEED IS NOT VALID UNLESS RECORDED WITHIN 60 DAYS AFTER THE DATE OF SALE)

STATE TAX FORM 321

TAX COLLECTOR'S DEED  
TO A PERSON  
WHOLE ESTATE - NO ADJOURNMENT

TL [REDACTED]

THE COMMONWEALTH OF MASSACHUSETTS  
CITY OF WORCESTER  
OFFICE OF THE COLLECTOR OF TAXES



I, T. F. Z., Acting Treasurer & Collector of Taxes for the City of Worcester, pursuant and subject to the provisions of General Laws, Chapter 60, §§43 and 45, in consideration of \$5,252.91 paid, hereby grant to: [REDACTED] LLC, [REDACTED] ST SUITE 305 BOSTON, MA 02111-1153 subject to the statutory right of redemption, the following described land:

DESCRIPTION OF LAND

MBL: [REDACTED]

ABOUT 5,090 SQ FT OF LAND WITH BUILDINGS LOCATED AT [REDACTED] ST SHOWN ON ASSESSOR'S PLAN AS MAP [REDACTED] BLOCK [REDACTED] LOT 00032 AND NOW OR FORMERLY OWNED BY SAID [REDACTED], M. [REDACTED]  
Deed Ref: Book: [REDACTED] Page: [REDACTED]

FY16 TAXES UNPAID	2,795.31
FY16 W/LIEN UNPAID	661.23
FY16 S/LIEN UNPAID	931.24

No person having offered to take an undivided part of said land at a sale by public auction as provided by law, the whole of said land was sold to the grantee at said auction on May 17, 2017, for non-payment of taxes as defined in §43 of said Chapter 60 assessed thereon to: V. [REDACTED] M. [REDACTED] for the Fiscal Year 2016 which were not paid within fourteen days after demand thereon made upon V. [REDACTED] M. [REDACTED] on May 25, 2016, and still remained unpaid at the date of the sale in the above amount including interest and necessary intervening charges, after publication of notice of sale in the Worcester Telegram & Gazette on May 3, 2017, and the posting of copies of said notice in the following places: (1) Worcester City Hall, Room 203 455 Main Street, Worcester, MA (2) Worcester Public Library 3 Salem Square Worcester, MA 01608.

This deed is given with the warranty that the aforesaid sale was in all particulars conducted according to law.

Executed as a sealed instrument this 6<sup>th</sup> day of June, 2017

T. F. Z., Acting Treasurer & Collector of Taxes  
City of Worcester

THE COMMONWEALTH OF MASSACHUSETTS

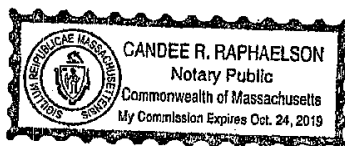
WORCESTER, s.s.

June 6, 2017

On this 6<sup>th</sup> day of June, 2017 before me, the undersigned notary public, personally appeared T. F. Z., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose, as Acting Treasurer & Collector of Taxes for the City of Worcester.

Before me, [Signature]

Candee R. Raphaelson, Notary Public  
My Commission expires October 24, 2019



2)

## Instrument of Assignment

This instrument must be filed for record or registration within 60 days from its date

State Tax Form 431  
Revised 5/2004

COMMONWEALTH OF MASSACHUSETTS

G.L. Ch. 60 §52

\_\_\_\_\_  
Name of city or town  
Office of the Treasurer

### Instrument of Assignment of Tax Title

I, \_\_\_\_\_, treasurer of the (town/city) of \_\_\_\_\_, hereby assign to \_\_\_\_\_ of \_\_\_\_\_, the tax title securing the taxes (Name of Assignee) (Number, Street, City or Town, and State) and charges on the parcel described below, which tax title was created by an (instrument of taking/collector's deed) dated \_\_\_\_\_ and filed for record/registration on \_\_\_\_\_ with the Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, Certificate of Title No. \_\_\_\_\_.

This assignment is for the amount of the winning bid at an auction held on \_\_\_\_\_, plus interest accruing since the date of the auction. The total is \$ \_\_\_\_\_, consisting of the principal amount of \$ \_\_\_\_\_, accrued interest to the date of the auction of \$ \_\_\_\_\_, accrued interest since the date of the auction of \$ \_\_\_\_\_ and premium of \$ \_\_\_\_\_, the receipt of which sums is hereby acknowledged. The principal amount and the accrued interest to the date of auction together represent the sum for which the property could have been redeemed on the auction date.

#### DESCRIPTION OF PROPERTY

(The description must agree with the description in the collector's deed or instrument of taking. For registered land, the certificate of title number must be given.)

On \_\_\_\_\_ notice of the intended assignment was sent to the owner(s) of record as follows:

_____ (Owner's Name)	_____ (Mailing Address)
_____ (Owner's Name)	_____ (Mailing Address)
_____ (Owner's Name)	_____ (Mailing Address)

Notice was also given by publication in the \_\_\_\_\_ on \_\_\_\_\_, and was posted at \_\_\_\_\_ (Name of Newspaper) (Publication Date) and at \_\_\_\_\_ on \_\_\_\_\_ (Place of Public Posting) (Place of Public Posting) (Posting Date).

An extension of time within which foreclosure proceedings may not be instituted was granted on \_\_\_\_\_ to \_\_\_\_\_. (If no extension granted, so state.) \_\_\_\_\_.

Executed as a sealed instrument on \_\_\_\_\_, \_\_\_\_\_  
\_\_\_\_\_  
Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

ss.

Date

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, as Treasurer for the city/town of \_\_\_\_\_, proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding document in my presence, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

LAND COURT  
FILED  
17 NOV 21 PM 2:12



Parcel ID - [REDACTED]  
Location - [REDACTED] ST

CITY OF WORCESTER  
Chapter 60 §43 Tax Collector's Deed Sale

May 17, 2017

PURCHASER'S STATEMENT – PURSUANT TO M.G.L. CH. 60 §47

RESIDENT – WORCESTER

Name:

Address:

City/State/Zip:

Telephone Number:

Signature: \_\_\_\_\_

NON – RESIDENT

Name: T. [REDACTED] L. [REDACTED], LLC

Address: [REDACTED] ST SUITE 305

City/State/Zip: BOSTON MA, 02111-1153

Telephone Number: ([REDACTED]) [REDACTED]-[REDACTED]

Signature: [Handwritten Signature]  
W. [REDACTED] P. [REDACTED] C. [REDACTED]

AGENT AUTHORIZED TO RELEASE LAND

Name: JUSTICE M. L. G. [REDACTED]

Address: [REDACTED] STREET, SUITE 1

City/State/Zip: WORCESTER, MA 01609

Telephone Number: ([REDACTED]) [REDACTED]-[REDACTED]

This statement must be filed with the City Treasurer and with the Worcester District Registry of Deeds

ATTEST: WORG. Anthony J. Vigliotti, Register

# Complaint (Completed Example)

## COMMONWEALTH OF MASSACHUSETTS

### LAND COURT

#### DEPARTMENT OF THE TRIAL COURT

LAND COURT  
FILED

2018 SEP 27 AM 10:37



The undersigned hereby represent(s):

that the land hereinafter described was taken on November 7, 2014  
(Date of Taking)  
for non-payment of taxes by the City of Town of Westwood  
in the County of Norfolk by instrument dated November 7, 2014  
and recorded on ~~registered~~ on November 7, 2014  
(if registered) as Doc. No. \_\_\_\_\_ Cert. No. \_\_\_\_\_  
(if recorded) Book        Page       ;  
that ~~(A) more than two years from the date of sale taking (if before November 24, 1971); or~~  
(B) more than six months from the date of said sale taking (if after November 24, 1971)  
have elapsed and no redemption has been made;  
that the proceedings aforesaid have been conducted according to law;  
that the deed was recorded within 60 days from date of sale;\*  
that the assessed value of said land and buildings is \$ 468,050.00;  
that said land is described as a certain parcel of land situate in Westwood  
County of Norfolk and said Commonwealth, bounded:

(Description must be same as in tax deed)

Property Location:        Cir.         
Description of Parcel: A parcel of land with any building thereon,  
containing about 0.17 acreage being described as Map/Parcel ID:         
in the office of the Assessors of the Town of Westwood identified in  
Book        on Page        at the County Registry of Deeds.

that the following are the names and addresses of all persons known to the undersigned who have any interest in said land other than the plaintiff, to wit:

Name	Address	Nature of Interest
<u>M. G.</u>	<u>      </u> Cir., Westwood, MA 02090	Equity
<u>R. G.</u>	<u>      </u> St., Athol, MA 01331	Equity

Wherefore your plaintiff(s) pray(s) that the rights of all persons entitled to redeem from said proceedings may be foreclosed; that said Court enter a judgment that the title of the plaintiff to said land under said proceedings is absolute and that all rights of redemption are barred; and for such other and further relief as may seem meet and proper to said Court.

Name Town of Westwood

By: James J. G.

Street

City or Town

Treasurer

On this 29th day of May, 2018

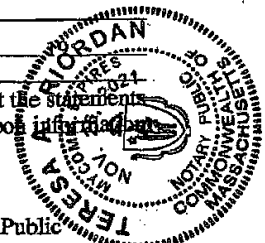
personally appeared before me the within named James J. G.  
known to me to be the signer        of the foregoing complaint, and made oath that the statements  
therein contained so far as made of his own knowledge are true and so far as made upon information  
and belief that he believe        them to be true.

Before me,

\*(see over)

Teresa A. Rordan

Notary Public



See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)



TRIAL COURT OF  
MASSACHUSETTS

**TAX LIEN COMPLAINT  
TO FORECLOSE RIGHTS OF REDEMPTION  
(G.L. c. 60, § 65)**

COURT USE ONLY

COURT DEPARTMENT

LAND COURT

COUNTY

DOCKET NUMBER

CASE NAME

v.

**Statutory Elements and Request for Relief**

1. The real estate described on page 2 of this Complaint

- ☐ was taken or sold on \_\_\_\_\_ by Taking or Collector's Sale for nonpayment of taxes
- ☐ was taken or sold on \_\_\_\_\_ by Taking or Collector's Sale for nonpayment of sewer or water charges pursuant to G.L. c. 40N, § 9(d)
- ☐ is the subject of a Tax Deferral and Recovery Agreement entered into on \_\_\_\_\_ pursuant to G.L. c. 59, § 5, cl. 18A or cl. 41A

by \_\_\_\_\_ of \_\_\_\_\_  
in \_\_\_\_\_ County by instrument executed on \_\_\_\_\_ and

- ☐ recorded on \_\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_.
- ☐ registered on \_\_\_\_\_ as Doc. No. \_\_\_\_\_, Cert. No. \_\_\_\_\_.

2. No redemption has been made and

- ☐ more than two years (if before November 24, 1971) or more than six months (if after November 24, 1971) has passed from the taking or sale date, or the death of the person whose taxes have been deferred.
- ☐ the buildings on the land have been found to be "abandoned property" as stated in the recorded or registered affidavit of the local building inspector pursuant to G.L. c. 60, § 81A.  
[ATTACH THE RECORDED OR REGISTERED AFFIDAVIT TO THIS COMPLAINT.]
- ☐ the redemption amount exceeds the assessed value of the parcel as stated in the recorded or registered affidavit of the local treasurer pursuant to G.L. c. 60, § 81B.  
[ATTACH THE RECORDED OR REGISTERED AFFIDAVIT TO THIS COMPLAINT.]
- ☐ the property's record owner(s) consents to this action pursuant to G.L. c. 60, § 65.  
[ATTACH PROOF OF WRITTEN CONSENT TO THIS COMPLAINT.]

3. The instrument was recorded within 30 days (if before July 12, 1933) or within 60 days (if after July 12, 1933) of the taking or sale date, or promptly after execution of the Statement of Entry into Tax Deferral and Recovery Agreement.

4. The assessed value of the real estate is \$ \_\_\_\_\_. Assessor's Map \_\_\_\_\_ Parcel No. \_\_\_\_\_.

5. Plaintiff(s) requests that the Court enter judgment foreclosing all rights of all persons entitled to redeem and declaring that title to the described real estate is absolute and that all rights of redemption are barred. Plaintiff(s) requests such other and further relief as the Court deems proper.



TRIAL COURT OF  
MASSACHUSETTS  
LAND COURT

**TAX LIEN COMPLAINT**  
**TO FORECLOSE RIGHTS OF REDEMPTION**  
(G.L. c. 60, § 65)

DOCKET NUMBER

**Description of Real Estate**

*Check this box only if applicable. (Applies only to municipal Plaintiffs.)*

☐

This Complaint contains more than one parcel of real estate held in the same record ownership.

[ATTACH PAGES 1 AND 2 OF THIS COMPLAINT WITH APPLICABLE INFORMATION COMPLETED FOR EACH PARCEL. A MAXIMUM OF 5 PARCELS MAY BE INCLUDED.]

The real estate parcel is located in \_\_\_\_\_ in \_\_\_\_\_ County, with an address of \_\_\_\_\_,

and is described as:

[DESCRIPTION MUST BE SAME AS IN INSTRUMENT IDENTIFIED ABOVE. ATTACH ADDENDUM IF NECESSARY.]

**Assignment Information**  
(Complete this section only if applicable)

The tax title, tax receivable, or other instrument was conveyed or assigned to Plaintiff(s) as follows:



TRIAL COURT OF  
MASSACHUSETTS  
LAND COURT

**TAX LIEN COMPLAINT**  
**TO FORECLOSE RIGHTS OF REDEMPTION**  
(G.L. c. 60, § 65 )

DOCKET NUMBER

**Listing of All Known Parties with an Equity Ownership Interest**  
(Attach an addendum with additional parties if necessary)

NAME

ADDRESS


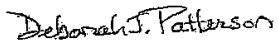
NATURE OF INTEREST

**Notice of this Complaint (Land Court Form NOTCTL) must be recorded or registered in the local Registry of Deeds or Registration District, with a recorded or registered copy filed with the Land Court promptly.**

NAME (FIRST, MIDDLE, LAST)			B.B.O. NUMBER (IF APPLICABLE)	
FIRM OR AGENCY NAME (IF APPLICABLE)			OFFICE OR HOME PHONE NUMBER	
			MOBILE PHONE NUMBER	
STREET ADDRESS		APT/UNIT #	FAX NUMBER	
CITY/TOWN	STATE	ZIP CODE	E-MAIL ADDRESS	
DATED	SIGNED UNDER PENALTY OF PERJURY			
	<b>X</b>			

## Tax Lien Citation and Limited Assistance Representation Information Sheet

[SEAL]

<b>TAX LIEN CITATION</b> G. L. c. 60, § 66 (2 or more pages)	DOCKET NUMBER TL [REDACTED]	Commonwealth of Massachusetts Land Court Department of the Trial Court 
CASE NAME <div style="text-align: center; margin-top: 20px;">             [REDACTED] D [REDACTED] LLC, Plaintiff(s)              v.              W [REDACTED] T [REDACTED], et al. Defendant(s)           </div>		
<b>DEADLINE TO ANSWER: 03/09/2020</b>		COURT ADDRESS & PHONE NUMBER Land Court Three Pemberton Square Room 507 Boston, MA 02108 (617)788-7470
<b>TO WHOM IT MAY CONCERN:</b> <p>You have been named in the attached tax lien foreclosure Complaint filed by the Plaintiff. The Complaint asks the Court to enter a judgment ending any right or interest you may have in the land listed on the next page(s) of this Citation, for failure to pay property taxes or charges. This is known as "foreclosing the right of redemption."</p> <p><b>To protect your interest, you must answer the Complaint by the deadline listed above.</b></p> <p>To answer the Complaint, you or your attorney must complete all of the following steps:</p> <ol style="list-style-type: none"> <li>1. Prepare an appearance and an answer. You may use your own form, or the Notice of Appearance and Tax Lien Answer forms available on the court website.</li> <li>2. File the original completed documents in the Land Court Recorder's Office at the Court Address shown above, or in the office of the Assistant Recorder at the Registry of Deeds where the land is located.</li> <li>3. Serve copies of the documents by delivering in hand or mailing to the Plaintiff's Service Address shown below.</li> </ol> <p><b>If you do not answer the Complaint by the above deadline, this Court will find you in default.</b> This means that you may forever lose the opportunity to answer or contest the facts listed in the Complaint or pay the taxes owed, and that you may lose all rights or interest in the land listed on the next page(s).</p> <p>A description of each parcel of land involved in this case and a list of all known defendants at the time this citation was issued are shown on the next page(s).</p>		
WITNESS Hon. Gordon H. Piper, Chief Justice	DATE ISSUED: 01/14/2020	RECORDER: Deborah J. Patterson 
PLAINTIFF'S SERVICE ADDRESS AND TELEPHONE NUMBER D [REDACTED] C [REDACTED] Esq. [REDACTED] Law [REDACTED] St Suite 600 Boston, MA 02108 ([REDACTED]) [REDACTED]		Attest:
DATE ISSUED: 01/14/2020		RECORDER: Deborah J. Patterson

## Need a Lawyer?

Limited Assistance Representation (LAR) is one way to get legal help.



### What is LAR?

You and a lawyer agree what parts of a case you will handle and what parts the lawyer will handle. You can use LAR for any part of a non-criminal case. An LAR lawyer can help you file a case in court or help you with any parts of a case that is already filed in court.

### Why choose LAR?

LAR can save you money in legal fees. It also may be easier to get a volunteer lawyer. Why? Because LAR allows a lawyer to help you without committing to represent you for the whole case.

### What can a certified LAR lawyer help with?

- Advise you if LAR is right for you.
- Explain what parts of the case you may be able to do by yourself and which parts would be better for a lawyer to handle.
- Evaluate the strengths and weaknesses of your case and figure out the steps you should take.
- Review legal documents, explain them to you and advise you how to respond.
- Coach you on how to represent yourself in court.
- Represent you at a negotiation, mediation, hearing or trial.
- Help you put evidence together.
- Do legal research and explain it to you.
- Prepare court documents for you to file yourself.

## LAR Questions & Answers

### How do I find a certified LAR lawyer?

Take a look at the lists of some certified LAR lawyers available online:  
<https://www.mass.gov/info-details/finding-a-lawyer>

You may also ask any lawyer if they provide LAR. Even if they are not yet certified, the process is easy and can be found online.

### If I don't have a lawyer, will someone in the court help me?

Courts can't give you legal advice. The courts can:

- Provide information
- Help you understand the court procedures
- Tell you what documents are required

### Is LAR available in all cases and all courts?

In any non-criminal cases in Superior Court, Probate & Family Court, Housing Court, District Court, Boston Municipal Court, and Land Court. Not in Juvenile Court.



## **Will I have to pay for LAR?**

It depends. Some lawyers will charge for LAR. Other lawyers may represent you at no charge, for example, lawyers from legal aid organizations, Lawyer for the Day programs, and pro bono (volunteer lawyer) programs.

When you're speaking with lawyers about your case, ask about fees. Make sure all fee information is included in your written agreement with the lawyer.

## **How will I know what I have to do and what the lawyer has to do?**

You and the lawyer must agree to what each of you will do. Then the lawyer puts your agreement into writing. The lawyer must review the agreement with you to make sure you understand it. You both sign the agreement. Make sure you get a copy of the agreement.

### **Ask the lawyer:**

- What should you do, and what should your lawyer do?
- Will there be a fee or will the legal help be free?
- What is the lawyer's fee?
- If the lawyer is going to charge fees, what is the best way to save money?
- Which court proceedings, if any, will the lawyer go to with you?
- Who will negotiate with the other side to try to settle out of court?
- Who will draft documents for the court?

## **Does my agreement with the lawyer have to be in writing?**

Yes. Make sure you get a copy of your agreement.

This information and more is  
available online at:  
<https://www.mass.gov/legal-assistance>

## **What if I need more help but I've already signed an agreement?**

You and your lawyer must write and sign a new agreement.

## **There is help available for the parts of the case that you don't have a lawyer for.**

The Courts Self-Help center at <https://www.mass.gov/topics/courts-self-help>, has helpful information such as:

- How the courts work
- A glossary that explains legal terms
- How to find a lawyer
- Information about how to prepare for court and how to represent yourself.
- How to file for different processes, such as abuse and harassment orders, guardianship, and divorce.

**Still Have Questions?** Contact the court where your case is for more information:  
<https://www.mass.gov/orgs/massachusetts-court-system/locations>



Massachusetts Trial Court  
[www.mass.gov/courts](http://www.mass.gov/courts)



## Motion for Entry of Finding, with Affidavit of Legal Fees

**COMMONWEALTH OF MASSACHUSETTS  
LAND COURT**

CASE NO. **STL** [REDACTED]

**Town of Westwood,  
Plaintiff**

vs.

**R. T. [REDACTED]  
Defendant**

LAND COURT  
FILED  
2019 AUG 20 PM 12:11  
D

**MOTION AND NOTICE OF HEARING**

Please take notice that a hearing has been scheduled at **2:00 PM** on Thursday, **September 12, 2019** at the Land Court, Three Pemberton Square, Room 510, and Boston, Massachusetts to consider the following:

  X   **Complaint to foreclose rights of redemption.**

The Plaintiff hereby moves that a finding be entered allowing the above-named Defendant, to redeem the tax taking which is the subject of the complaint to foreclose, by paying all taxes, interest to the date of payment, costs and fees on or before a date certain set by the Court.

  X   **Payment of legal fees of \$2,764.58\*\***  
(suggested amount)

The Plaintiff hereby moves that the Court order that the above-named Defendant, be required to pay the legal fees stated herein and listed on the Affidavit of Legal Fees, attached hereto, as part of the cost of redemption.

       **Judgment of foreclosure (after finding has expired)**  
       **Other (please specify)**

Please indicate with an "x" the action(s) sought.

**Town of Westwood  
(By Its Attorney)**

**D. J. C. [REDACTED]  
BBO# [REDACTED]**

**Address: [REDACTED] and [REDACTED]  
[REDACTED] Street  
Marblehead, MA 01945  
Phone No. ([REDACTED])  
[REDACTED]@[REDACTED].us**

**Dated: August 16, 2019**

**NOTE: \*MOTIONS BROUGHT ON TAX FORECLOSURE CASES ARE  
HEARD ON TUESDAYS, WEDNESDAYS AND THURSDAYS AT  
10:00 A.M. and 2:00 P.M. SAID MOTION MUST BE ACCOMPANIED  
BY THE COMPLETED "CERTIFICATE OF SERVICE".**

**\*\*TO BE DETERMINED BY THE COURT**

TL

# CERTIFICATE OF SERVICE

I, D J. C Attorney for the Town of Westwood, hereby certify that I have served the foregoing Motion and Notice of a Hearing by mailing a copy of the same, first class mail, postage prepaid, to the following:

K G  
Circle  
Westwood, MA 02090

Town of Westwood  
(By its Attorney)



D J. C  
BBO #

Address:

C and C  
Street  
Marblehead, MA 01945  
@.us

DATED: August 16, 2019

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT DEPARTMENT  
OF THE TRIAL COURT

LAND COURT  
2019 AUG 20 FILE 11

Norfolk, ss.

CASE NO. TL

Town of Westwood,	)
Plaintiff	)
	)
vs.	)
	)
K T. G	)
Defendant	)

AFFIDAVIT OF LEGAL FEES

I, D J. C, Attorney for the Plaintiff, duly licensed in the practice of law in the Commonwealth of Massachusetts, in the law firm of C and C, P.C., with offices at , Marblehead, MA 01945, hereunto duly sworn make oath that the following are the legal fees in the above-entitled tax lien case:

LEGAL FEES








TASK	HOURS	RATE	DATE	TOTAL
Prepare case for filing	0.50	\$165.00	9/26/2018	\$82.50
Examine municipal documents				
Prepare case for title search, tel calls				
Title Examination	2.00	\$165.00	9/20/2018	\$330.00
Update title at registry of deeds, research probate				
Preparation of Petition and Notice	1.75	\$165.00	9/21/2018	\$288.75
Letter to treas., preparation of office case file; preparation of court documents: file case at Land Court				
Record notice at Registry of Deeds	0.75	\$165.00	9/27/2018	\$123.75
Update office files and indices, Letter to Registry				

TASK	HOURS	RATE	DATE	TOTAL
Review file	0.12	\$125.00	10/3/2018	\$14.58
Review at land court	0.50	\$125.00	11/15/2018	\$62.50
Letter to land court	0.50	\$165.00	11/28/2018	\$82.50
Letter to land court	0.50	\$165.00	1/14/2019	\$82.50
Review file	0.25	\$125.00	12/27/2019	\$31.25
Review at land court	0.25	\$125.00	2/20/2019	\$31.25
Letter to land court lexis 2	0.67	\$165.00	2/22/2019	\$110.00
Review file	0.25	\$125.00	3/6/2019	\$31.25
Review at land court	0.25	\$125.00	4/30/2019	\$31.25
Review at land court	0.50	\$125.00	5/7/2019	\$62.50
Req Dep Sh - lexis 2	0.67	\$165.00	5/15/2019	\$110.00
Req Ser by dep rh/ltr to dep sh	0.50	\$165.00	5/24/2019	\$82.50
Dep Sh return to court	0.50	\$165.00	6/5/2019	\$82.50
Review file & hearing request to treasurer	0.25	\$165.00	7/15/2019	\$41.25
Norfolk county sheriff	0.25	\$125.00	7/16/2019	\$62.50
Review at land court	0.25	\$125.00	7/23/2019	\$31.25
Motion to assign for hearing and Legal fees; prepare documents; Letters to respondents; letter to client; Preparation of affidavit of legal fees	1.75	\$165.00	8/16/2019	\$288.75
Motion for General Default and Military Affidavit	0.50	\$165.00	8/16/2019	\$82.50
Preparation of Finding Calculate finding amount; Preparation of document	1.25	\$165.00	9/11/2019	\$206.25
Prepare withdrawal	1.25	\$165.00		\$206.25
Hearing Attorney's appearance at hearing; Letter to treasurer	1.25	\$165.00	9/12/2019	\$206.25

Total Legal Fees: \$2,764.58

Attorney for Plaintiff

August 16, 2019

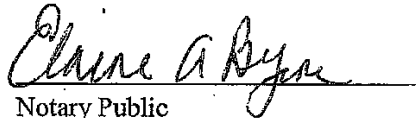
  
D. J. C.  
(BBO)   
C. & C.  
 Street  
Marblehead, MA 01945  
()   
@.us

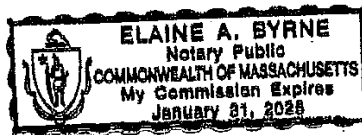
Norfolk, ss.

August 16, 2019


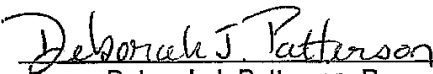
Then personally appeared before me the above-named, D. J. C., known to me to be the signer of the foregoing and made oath that the statements contained herein are true.

My commission expires:

  
Notary Public



## Tax Lien Finding

[SEAL]		DOCKET NUMBER TL [REDACTED]	Commonwealth of Massachusetts Land Court Department of the Trial Court 
<b>TAX LIEN FINDING</b> G.L. c. 60, § 68			
CASE NAME			
Town of Westwood, Plaintiff(s)			
v.			
M [REDACTED] G [REDACTED] et al., Defendant(s)			
<p>The Court finds that the Defendant(s) listed below may redeem the real property by paying the below amounts.</p> <p>Payment to the Plaintiff(s) is due by: <b>October 31, 2019</b></p> <ol style="list-style-type: none"><li>1. The sum of \$67,198.94, plus interest as allowed by statute from the date of this Finding to the date of payment.</li><li>2. Court costs of \$411.94.</li><li>3. Legal fees of \$2,764.58.</li></ol> <p>Defendants entitled to redeem:</p> <p>G [REDACTED] K [REDACTED]</p> <p> Deborah J. Patterson, Recorder</p>			
DATE ISSUED: 09/26/2019		RECORDER: Deborah J. Patterson	

## Motion for Entry of Judgment of Foreclosure

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT

LAND COURT  
FILED

19 NOV 13 PM 12:40

CASE NO. [REDACTED] TL [REDACTED]

Town of Westwood,  
Plaintiff

vs

K [REDACTED] G [REDACTED]  
Defendant

12/15/19  
motion for judgment  
argued and ALLOWED.  
Deborah J. Patterson,  
Recorder  
Em

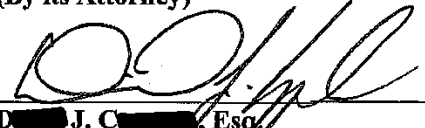
### MOTION AND NOTICE OF HEARING

Please take notice that a hearing has been scheduled at 2:00 PM on Thursday, December 5, 2019 at the Land Court, Suffolk County Court House, Three Pemberton Square, 5<sup>th</sup> Floor, Boston, Massachusetts 02108 to consider the following:

- ☐ Complaint to foreclose rights of redemption  
☐ Payment of legal fees of \_\_\_\_\_ \*\*  
(suggested amount)  
☒ Judgment of foreclosure (after finding has expired)  
☐ Other (please specify)

Please indicate with an "X" the action(s) sought.

Town of Westwood  
(By its Attorney)

  
David J. C. [REDACTED], Esq.  
C. [REDACTED] and C. [REDACTED], P.C.  
[REDACTED] Street  
Marblehead, MA 01945  
BBO # [REDACTED]

Dated: November 8, 2019

[REDACTED]@[REDACTED].us

NOTE: \*MOTIONS BROUGHT ON TAX FORECLOSURE CASES ARE  
HEARD ON WEDNESDAYS AND THURSDAYS AT 2:00 P.M.  
SAID MOTION MUST BE ACCOMPANIED BY THE  
COMPLETED CERTIFICATE OF SERVICE.  
\*\*TO BE DETERMINED BY THE COURT

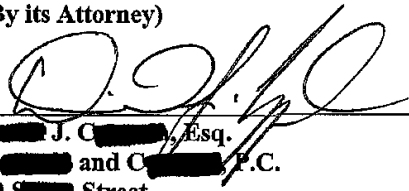
TL

CERTIFICATE OF SERVICE

I, D. J. C., Attorney for Town of Westwood, hereby certify that I have served the foregoing Motion and Notice of a Hearing by mailing a copy of the same, first class mail, postage prepaid, to the following:


K. G.  
Circle  
Westwood, MA 02090

Town of Westwood  
(By its Attorney)

  
D. J. C., Esq.  
C. and C., P.C.  
S. Street  
Marblehead, MA 01945  
BBO #  
( )  
@.us

DATED: November 8, 2019

## Judgment in Tax Lien Case

[SEAL]		DOCKET NUMBER TL [REDACTED]		Commonwealth of Massachusetts Land Court Department of the Trial Court 	
<b>JUDGMENT IN TAX LIEN CASE</b>					
CASE NAME					
Town of Westwood, Plaintiff(s) v. M [REDACTED] G [REDACTED] et al., Defendant(s)					
Upon consideration by the Court of the following deed(s), it is ADJUDGED					
Land Type	Instrument or Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	11/07/2014	32680	287		
that the rights of redemption held by the following Defendants are forever foreclosed and barred: M [REDACTED] G [REDACTED] K [REDACTED] G [REDACTED]					
This Judgment must be recorded and/or registered by the Plaintiff in the appropriate Registry of Deeds pursuant to G. L. c. 60, § 75.					
By the Court: Deborah J. Patterson					
Attest:					
DATE ENTERED: 12/19/2019			RECORDER: Deborah J. Patterson <i>Deborah J. Patterson</i>		
DATE ENTERED: 12/19/2019			RECORDER: Deborah J. Patterson		

## Notice of Judgment of Foreclosure

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
Suffolk County Courthouse  
3 Pemberton Square, Room 507  
Boston, MA 02108  
Tel. No. (617) 788-7450

Date: 12/05/2019

Case No.: [REDACTED] TL [REDACTED]

Case Name: Town of Westwood v. M [REDACTED] G [REDACTED] et al  
K [REDACTED] G [REDACTED]

Please take notice that in the above-reference case

you have been defaulted this day for

failure to answer

failure to defend at trial

X a motion for judgment of foreclosure has been allowed this day against you.<sup>1</sup>



Panoraia Naseli  
Case Coordinator

<sup>1</sup> If you are an Attorney, then the judgment has entered against your client(s).

## Motion to Withdraw Complaint to Foreclose Rights of Redemption

6b

COMMONWEALTH OF MASSACHUSETTS

LAND COURT  
FILED

20 AUG 21 PM 12:52

LAND COURT

DEPARTMENT OF THE TRIAL COURT

Case No. [REDACTED] TL [REDACTED]

City of Taunton

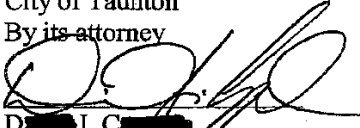
vs.

M. G. [REDACTED], Trustee of B. [REDACTED] R. [REDACTED] Trust

### MOTION TO WITHDRAW COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION

Now comes the above named plaintiff and moves that the complaint in this case be withdrawn from further consideration of the Court.

Respectfully submitted,  
City of Taunton  
By its attorney

  
D. J. C. [REDACTED]  
B.B.O. No. [REDACTED]  
C. [REDACTED] & C. [REDACTED], P.C.  
[REDACTED] Street  
Marblehead, MA 01945  
([REDACTED]) ([REDACTED])  
[REDACTED]@[REDACTED].us

Dated: August 18, 2020

## Certificate of Redemption

### CERTIFICATE OF REDEMPTION

T [REDACTED] D [REDACTED], LLC, a Massachusetts limited liability company with a principal place of business at [REDACTED] Street, Suite 305, Boston, Massachusetts 02111, holder of an Instrument of Taking from the TOWN OF BARRE dated October 26, 2017, and recorded with the Worcester South District Registry of Deeds in Book [REDACTED], Page [REDACTED], by Instrument of Assignment dated April 4, 2018 and recorded with said Deeds in Book [REDACTED], Page [REDACTED], and Certificate of Tax Payment recorded with said Deeds in Book [REDACTED], Page [REDACTED], does hereby pursuant to G.L. c. 60, § 62 acknowledge satisfaction of the tax title account secured by said Instrument of Taking concerning the following real property located at [REDACTED] Light Road, Barre, Massachusetts, now or formerly owned by S [REDACTED] W [REDACTED].

#### Description of Land

(as appearing in the Instrument of Taking)

A parcel of land with any buildings thereon, approximately 13460 Square Feet located and known as [REDACTED] ROAD shown on the Town of Barre Assessors Records as Parcel Identifier [REDACTED] and being part of the premises recorded in book [REDACTED] on page [REDACTED] in the Worcester Registry of Deeds.  
Assessed to W [REDACTED] S [REDACTED]

Witness the execution of this instrument this 10<sup>th</sup> day of June, 2020.

T [REDACTED] D [REDACTED], LLC

By: [Signature]

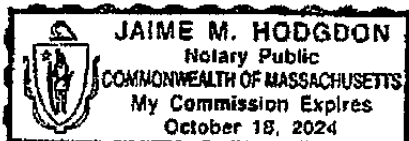
D [REDACTED] C [REDACTED] H [REDACTED]

Authorized Signatory

### COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 10<sup>th</sup> day of June, 2020, before me, the undersigned notary public, personally appeared D [REDACTED] C [REDACTED] H [REDACTED], proved to me through satisfactory evidence of identification, which was Massachusetts driver's license, to be the person whose name is signed on this document, in my presence, and who executed the foregoing instrument and acknowledged the same to be his free act and deed, as authorized signatory of T [REDACTED] D [REDACTED], LLC.



[Signature] Notary Public  
My Commission Expires: October 18, 2024

ATTEST: WORC Kathryn A. Toomey, Register

# Petition to Vacate Decree of Foreclosure

15-0048

LAND COURT  
FILED

COMMONWEALTH OF MASSACHUSETTS 20 AUG 24 AM 10:54

LAND COURT

TL

City of Boston

VS

J. E. M., Trustee  
of the Street Nominee Trust

## PETITION TO VACATE DECREE OF FORECLOSURE

Now comes the City of Boston, petitioner in the above captioned matter and says that a Decree of Foreclosure was entered by this Honorable Court on April 18, 2019.

Your petitioner further says that all amounts due the City of Boston have been paid and the City has been satisfied.

WHEREFORE, your petitioner prays that said Decree of Foreclosure as entered above be vacated.

CITY OF BOSTON

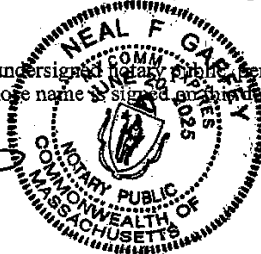
Eugene L. O'Flaherty  
Corporation Counsel

ALLOWED  
*Deborah J. Patterson*  
DATE \_\_\_\_\_ RECORDER


*[Signature]*  
K. F.  
BBO No. \_\_\_\_\_  
Assistant Corporation Counsel  
City of Boston Law Department  
City Hall - Rm. \_\_\_\_\_  
Boston, MA 02201  
Tel: (617) \_\_\_\_\_

On this day August 20, 2020, before me, the undersigned Notary Public, personally appeared K. F., who is personally known to me, and is the person whose name is signed on the document in my presence.


*[Signature]*  
NOTARY PUBLIC



## Withdrawal in Tax Lien Case

[SEAL] <b>WITHDRAWAL IN TAX LIEN CASE</b>		DOCKET NUMBER TL [REDACTED]	Commonwealth of Massachusetts Land Court Department of the Trial Court		
CASE NAME					
[REDACTED] D [REDACTED] LLC, Plaintiff(s) v. [REDACTED] W [REDACTED], Defendant(s)					
<p>A Complaint was filed in this Court on May 16, 2018 in the above captioned case, seeking to foreclose tax lien(s) under certain tax deed(s) given by and/or certain tax taking(s) made by the Collector of Taxes for the Town of Barre in Worcester County, in the Commonwealth of Massachusetts. This certifies that, after proceedings according to law, and after Plaintiff's request was allowed by the Court, this Complaint has been withdrawn as to the following instrument(s):</p>					
Land Type	Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	10/26/2017	[REDACTED]	[REDACTED]		
<p>This notice of final disposition must be recorded and/or registered by the Plaintiff in the appropriate Registry of Deeds pursuant to G. L. c. 80, § 75.</p>					
By the Court:			Attest:		
			A TRUE COPY ATTEST: Deborah J. Patterson Recorder		
DATE ENTERED: 05/11/2020			RECORDER: Deborah J. Patterson Deborah J. Patterson		

## Vacation of Judgment in Tax Lien Case

VACATION OF JUDGMENT IN TAX LIEN CASE		DOCKET NUMBER [REDACTED] TL [REDACTED]	Commonwealth of Massachusetts Land Court Department of the Trial Court		
CASE NAME					
[REDACTED] D [REDACTED] LLC, Plaintiff(s) v. S [REDACTED] W [REDACTED], Defendant(s)					
<p>A Complaint was filed in this Court on May 16, 2018 in the above captioned case, seeking to foreclose tax lien(s) under certain tax deed(s) given by and/or certain tax taking(s) made by the Collector of Taxes for the Town of Barre in Worcester County, in the Commonwealth of Massachusetts. After proceedings according to law, on December 18, 2018 a Judgment was entered forever foreclosing and barring all rights of redemption of certain lien(s). This certifies that on May 11, 2020 a Motion to Vacate this Judgment was filed, and was allowed by the Court on May 11, 2020 as to the following instrument(s):</p>					
Land Type	Instrument or Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	10/26/2017	[REDACTED]	[REDACTED]		
<p>This notice of the vacating of the Judgment must be recorded and/or registered by the Plaintiff in the appropriate Registry of Deeds pursuant to G. L. c. 60, § 75.</p> <p>By the Court: Deborah J. Patterson</p> <p>Attest: A TRUE COPY ATTEST: Deborah J. Patterson RECORDER</p>					
DATE ENTERED: 05/11/2020		RECORDER: Deborah J. Patterson Deborah J. Patterson			
DATE ENTERED: 05/11/2020		RECORDER: Deborah J. Patterson			

033VACJUDTL (11-2018)

[www.mass.gov/courts/landcourt](http://www.mass.gov/courts/landcourt)

Printed: 05/10/2020 8:15:01 AM

Page 1 of 1

See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)

**TRIAL COURT OF  
MASSACHUSETTS****NOTICE OF APPEARANCE**

COURT DEPARTMENT

DIVISION OR COUNTY

CASE NAME

*[In Matter of]**[v.]*

COURT USE ONLY

DOCKET NUMBER

**TO THE CLERK- MAGISTRATE / RECORDER / REGISTER:**

Please enter my appearance in the above-named matter

☐ for myself.☐ as attorney for \_\_\_\_\_

(Name(s))

NAME (FIRST, MIDDLE, LAST)

B.B.O. NUMBER (IF APPLICABLE)

FIRM OR AGENCY NAME (IF APPLICABLE)

OFFICE OR HOME PHONE NUMBER

STREET ADDRESS

APT/UNIT #

MOBILE PHONE NUMBER

FAX NUMBER

CITY/TOWN

STATE

ZIP CODE

E-MAIL ADDRESS

DATED

SIGNATURE

**X**

## Notice of Withdrawal of Appearance

---

See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)

**NOTICE OF  
THE WITHDRAWAL  
OF APPEARANCE**

DOCKET NUMBER

**Commonwealth of Massachusetts  
Land Court Department**



CASE NAME

**NOTICE OF THE WITHDRAWAL OF APPEARANCE**

(Mass. R. Civ.P.11(c))

Please enter the withdrawal of my appearance herein as attorney for \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in the above numbered court action.

This notice is accompanied by the appearance of successor counsel; no motions are now pending before the court; no trial date has been set; and I certify that I have served notice of said withdrawal on my client(s) and all other parties in the manner provided in Rule 5(b).

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_

Telephone: \_\_\_\_\_

B.B.O. No.: \_\_\_\_\_

See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)



Trial Court of Massachusetts  
Land Court Department  
3 Pemberton Square, 5th floor  
Boston, MA 02108  
(617) 788-7470

**TAX LIEN ANSWER  
and Certificate of Service**

G.L. c. 60, §§ 68, 70

DOCKET NUMBER

COUNTY

TL

COURT USE ONLY

CASE NAME

, Plaintiff(s)

v.

, Defendant(s)

Defendant(s)

(Please print Defendant(s) Name(s))

answer(s) and say(s) that Defendant(s) is/are

☐ owner(s) ☐ mortgagee(s) ☐ other

of the premises described in the complaint and

☐ claim(s) the right to redeem the title by paying the amount owed as determined by the Court,  
and/or

☐ questions the validity of the Plaintiff's title under the relevant instrument of taking for taxes or collector's deed  
at issue in this case, for the specific reasons described below:

(Continued on Page 2)

NAME (FIRST, MIDDLE, LAST)

B.B.O. NUMBER (IF APPLICABLE)

FIRM OR AGENCY NAME (IF APPLICABLE)

OFFICE OR HOME PHONE NUMBER

MOBILE PHONE NUMBER

STREET ADDRESS

APT/UNIT #

FAX NUMBER

CITY/TOWN

STATE

ZIP CODE

E-MAIL ADDRESS

DATED

SIGNATURE

X



See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)

**TAX LIEN  
MOTION  
AND  
NOTICE OF HEARING**

Case Number:

\_\_\_\_ TL \_\_\_\_  
Year Number

Commonwealth of Massachusetts  
Land Court  
Department of The Trial Court  
Three Pemberton Square  
Room 507  
Boston, MA 02108-1700  
Telephone: (617) 788-7470

Case Name: \_\_\_\_\_

Plaintiff  
v.

Defendant

Please take notice that a hearing has been scheduled on Thursday, \* \_\_\_\_\_ at  
Date

\_\_\_\_\_ at the Land Court, Three Pemberton Square, Boston,  
(Time: enter either 10:00 A.M. or 2:00 P.M.)

Massachusetts 02108, to consider the following motion(s):

- ☐ Entry of finding to set the terms required for redemption
- ☐ Payment of legal fees of \$ \_\_\_\_\_ (to be supported by attaching an affidavit)  
(suggested amount)
- ☐ Judgment of foreclosure (after finding has expired)
- ☐ Other (please specify the motion and reasons on a separate piece of paper and attach to this form)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of filer or Attorney

Address \_\_\_\_\_  
\_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone Number \_\_\_\_\_ Ext. \_\_\_\_\_

Email Address \_\_\_\_\_

If you are an attorney please enter your BBO No. \_\_\_\_\_

\*NOTE: Motions brought on tax foreclosure cases are heard on Thursdays at 10:00 a.m. and at 2:00 p.m. and must be accompanied by the attached certificate of service.

See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)

**TAX LIEN  
CERTIFICATE  
OF  
SERVICE**

Case Number:

\_\_\_\_ **TL** \_\_\_\_  
Year Number

Commonwealth of Massachusetts  
Land Court  
Department of The Trial Court  
Three Pemberton Square  
Room 507  
Boston, MA 02108-1700

Telephone: (617) 788-7470

I, \_\_\_\_\_ hereby certify

that I have served the attached Tax Lien Motion and Notice of Hearing by mailing a copy of the same, first class mail, postage prepaid to the following:

Name:

Address:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

## Motion to Withdraw Complaint to Foreclose Rights of Redemption

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See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)



**Trial Court of Massachusetts**  
**Land Court Department**  
3 Pemberton Square, 5th floor  
Boston, MA 02108

DOCKET NUMBER

LAND COURT USE ONLY

**MOTION TO WITHDRAW COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION**

CASE NAME

V.

Now comes the above named plaintiff and moves that the complainant in this case be withdrawn from further consideration of the Court.

ATTORNEY / PLAINTIFF SIGNATURE

DATE

ATTORNEY / PLAINTIFF NAME

BBO NUMBER (if applicable)

EMAIL ADDRESS

TELEPHONE NUMBER

See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)



TRIAL COURT OF  
MASSACHUSETTS

MILITARY AFFIDAVIT  
(pursuant to 50 U.S.C. § 3931)

COURT DEPARTMENT

DIVISION OR COUNTY

CASE NAME

[In Matter of]

[v.]

COURT USE ONLY

DOCKET NUMBER

Pursuant to the Servicemembers Civil Relief Act, 50 U.S.C. § 3931, I, \_\_\_\_\_,  
the undersigned, hereby state under oath or affirmation as follows: (Name)

☐ The following party(ies) is/are **currently in military service** as defined in the Servicemembers Civil Relief Act.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ The following party(ies) is/are **NOT currently in military service** as defined in the Servicemembers Civil Relief Act.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ I am **unable to determine** whether the following party(ies) is/are in military service as defined in the Servicemembers Civil Relief Act. As a result, pursuant to 50 U.S.C. § 3931(b)(3), I understand that the court, before entering judgment, may require that I file a bond.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following facts support this affidavit (required):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subscribed and declared to be true under the penalties of perjury.

SIGNATURE

DATED

X

PRINT OR TYPE NAME

B.B.O. NUMBER (IF APPLICABLE)

See next page  
(also available at  
<https://www.mass.gov/lists/land-court-forms>)



**Trial Court of Massachusetts  
Land Court Department**

DOCKET NUMBER

LAND COURT USE ONLY

**MOTION FOR GENERAL DEFAULT**

**G.L. c. 185, §42 and G.L. c. 60, §67**

CASE NAME

v.

Now comes the Plaintiff(s) in the above entitled case and move(s) that a general default of all parties defendant, whether named in the notice or not, who have not appeared or answered, be recorded, and that the application as to them to be taken for confessed.

ATTORNEY SIGNATURE

DATE

ATTORNEY NAME (PRINT)

BBO NUMBER

**ORDER OF THE COURT**

*(for court use only)*

The motion is ☐ allowed ☐ denied

RECORDER

DATE