APPENDIX TO TAX LIEN FORECLOSURE INFORMATIONAL OUTLINE

Tax Lien Foreclosure Cases in the Land Court

This 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

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 _____ 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 ([redacted]) [redacted]-[redacted].

Balance Due
_____

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

A TAX LIEN PERFECTED ON 6/30/2010 SECURING ABOUT 1.9 ACRES OF LAND WITH BUILDINGS LOCATED AT 5[redacted] [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]O

[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] 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 _____ 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]

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]

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 $_____, plus recording fees on or before TBD, 2015. If you have any questions on this matter, please contact the Treasurer's Office at ([redacted]) [redacted]-[redacted].

Sincerely,
L[redacted] D[redacted]-M[redacted]
Treasurer, Town of Ware

Instrument of Taking

LAND COURT FILED
2018 SEP 27 AM 10:37

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

TL [redacted]

Bk [redacted] Pg [redacted] #97977
11-07-2014 @ 11:07a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
WILLIAM P. O'DONNELL, REGISTER

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

INSTRUMENT OF TAKING

I, A[redacted] F. W[redacted], 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 G[redacted], M[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

(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 [redacted], proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Collector of Taxes of the Town of Westwood.

LOUISE PISANO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Feb. 27, 2020

Signature of Notary Public

Louise Pisano
Printed/Typed Name of Notary Public

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

Collector's Deed

2017 00060439
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

[redacted]TL [redacted]

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

I, T[redacted] F. Z[redacted]s, 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: T[redacted] L[redacted] LLC, [redacted] [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 V[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 6th day of June, 2017

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

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, s.s. June 6, 2017

On this 6th day of June, 2017 before me, the undersigned notary public, personally appeared T[redacted] F. Z[redacted], 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,

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

CANDEE R. RAPHAELSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 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
(Name of Newspaper) (Publication Date)
posted at _____ 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

TL [redacted]

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: _____
W[redacted] P[redacted] C[redacted]

AGENT AUTHORIZED TO RELEASE LAND

Name: JUSTICE M[redacted] 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: WORC. Anthony J. Vigliotti, Register

Complaint (Completed Example)

See next page

MASSACHUSETTS TRIAL COURT	TAX LIEN COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION (G.L. c. 60, § 65)	COURT USE ONLY
COURT DEPARTMENT: LAND COURT	COUNTY: Middlesex	DOCKET NUMBER:

CASE NAME

Town of Chelmsford

v.

Albert J. Lupien, Jr. Revocable Trust

Statutory Elements and Request for Relief

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

   ☒ was taken or sold on 06/03/2024 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 Collector of Taxes of Chelmsford, MA

   in Middlesex County by instrument executed on 06/03/2024 and

   ☒ recorded on 06/07/2024 in Book 38533, Page 182.

   ☐ 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 between November 24, 1971 and October 31, 2024) or more than 12 months (if on or after November 1, 2024), 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 on or 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 $ 30,038. Assessor's Map 59 Parcel No. 276-14.

5. Plaintiff(s) requests that the Court enter judgment: foreclosing all rights of all persons entitled to redeem; declaring that title to the described real estate is absolute and that all rights of redemption are barred; preserving the right of the owner of the real estate at the time of foreclosure, and of those holding an interest in the real estate at the time of foreclosure and their heirs, successors, and assigns, to receive any excess equity and subject to the requirements of G.L. c. 60, § 64A; and granting such other and further relief as the Court deems proper.

MASSACHUSETTS TRIAL COURT 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 Chelmsford, MA in Middlesex County, with an address of 242 Westford St,

and is described as: [DESCRIPTION MUST BE SAME AS IN INSTRUMENT IDENTIFIED ABOVE. ATTACH ADDEDNDUM IF NECESSARY.]

A parcel of land with any buildings thereon, approximately 11.87 Aces located and known as 242 Westford St shown on the Town of Chelmsford Assessors Records as Parcel Identifier 59/276/14 and being part of the premises recorded in book 31785 on page 0141 in the Middlesex Registry of Deeds.
Assessed to Lupien Jr. Albert J Tr and AlbertJ. Lupien Jr. Revoc Trust

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:

MASSACHUSETTS TRIAL COURT 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 (Required)
(Attach an addendum with additional parties if necessary)

NAME	ADDRESS	NATURE OF INTEREST
Albert J. Lupien, Jr. Revocable Trust	P.O. Box 1275, Westford, MA 01886	Equity

Listing of Other Interested Parties Known to the Plaintiff
(Attach an addendum with additional parties if necessary)

NAME	ADDRESS	NATURE OF INTEREST

Notice of this Complaint 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)
David J. Coppola			678804
FIRM OR AGENCY NAME (IF APPLICABLE)			OFFICE OR HOME PHONE NUMBER
Coppola and Coppola			(781) 639-0140
STREET ADDRESS		APT/UNIT #	MOBILE PHONE NUMBER
40 South Street			
CITY/TOWN	STATE / ZIP CODE		E-MAIL ADDRESS
Marblehead	MA 01945		david@coppolalaw.us
DATED	SIGNED UNDER PENALTY OF PERJURY		
12/08/2025	X		

See next page

(also available at

https://www.mass.gov/lists/land-court-forms)

MASSACHUSETTS TRIAL COURT	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 between November 24, 1971 and October 31, 2024) or more than 12 months (if on or after November 1, 2024), 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 on or 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; declaring that title to the described real estate is absolute and that all rights of redemption are barred; preserving the right of the owner of the real estate at the time of foreclosure, and of those holding an interest in the real estate at the time of foreclosure and their heirs, successors, and assigns, to receive any excess equity and subject to the requirements of G.L. c. 60, § 64A; and granting such other and further relief as the Court deems proper.

MASSACHUSETTS TRIAL COURT 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 ADDEDNDUM 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:

MASSACHUSETTS TRIAL COURT 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 (Required)

(Attach an addendum with additional parties if necessary)

NAME	ADDRESS	NATURE OF INTEREST

Listing of Other Interested Parties Known to the Plaintiff

(Attach an addendum with additional parties if necessary)

NAME	ADDRESS	NATURE OF INTEREST

Notice of this Complaint 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
STREET ADDRESS		APT/UNIT #	MOBILE PHONE NUMBER
CITY/TOWN	STATE / ZIP CODE		E-MAIL ADDRESS
DATED	SIGNED UNDER PENALTY OF PERJURY **X**		

Tax Lien Citation and Limited Assistance Representation Information Sheet

[SEAL]

TAX LIEN CITATION G. L. c. 60, § 66 (2 or more pages)	DOCKET NUMBER 26 TL 000001	Massachusetts Trial Court Land Court Department

CASE NAME

Town of Chelmsford
v.
, Plaintiff(s)

Albert J. Lupien, Jr. Revocable Trust
, Defendant(s)

DEADLINE TO ANSWER: 07/27/2026

COURT ADDRESS & PHONE NUMBER

Land Court
Three Pemberton Square
Room 507
Boston, MA 02108
(617)788-7470

TO WHOM IT MAY CONCERN:

You are named as a Defendant in the attached tax lien foreclosure Complaint filed by the Plaintiff. The Complaint asks the Court to end your ownership of, or interest in, the land listed on the next page(s) of this Citation. This is due to unpaid property taxes or charges. This is called "foreclosing the right of redemption."

To protect your interest, you must answer the Complaint by the Deadline to Answer listed above.

To respond to the Complaint, you or your attorney must complete all of the following steps:

1. Prepare an Answer. You may write your own Answer, or use the "Tax Lien Answer and Certificate of Service" forms available on the court website at https://www.mass.gov/lists/land-court-forms. You can also use the online guided interview program (Guide and File) at https://www.mass.gov/lists/land-court-forms to complete and file a "Tax Lien Answer and Certificate of Service" form online.
2. File your Answer. File it in the Land Court Recorder's Office at the Court Address shown above, or in the Assistant Recorder's Office at the Registry of Deeds where the land is located. You can also use the Court's online eFiling system at http://www.eFileMA.com/.
3. Serve a copy of your Answer. Deliver it in hand or by mail to the Plaintiff's Service Address shown below. Or, deliver it by e-mail to the primary business e-mail address of the Plaintiff's attorney. You can also use the Court's online eFiling system at http://www.eFileMA.com/.

If you do not answer the Complaint by the above Deadline to Answer, this Court will find you in default. You may lose the chance to dispute the facts in the Complaint or to pay the taxes owed. You may lose all ownership rights or interest in the land listed on the next page(s). If a judgment of foreclosure is entered, you will lose ownership of your property. If the property is worth more than the amount owed to cover the tax debt and foreclosure costs, you may be entitled to receive any remaining funds (excess equity) from the Plaintiff.

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).

WITNESS	DATE ISSUED:	RECORDER: Deborah J. Patterson
Hon. Gordon H. Piper, Chief Justice	06/05/2026	Deborah J. Patterson

PLAINTIFF'S SERVICE ADDRESS AND TELEPHONE NUMBER

David J Coppola, Esq.
Coppola and Coppola, P.C.
40 South St
Marblehead, MA 01945
(781)639-0140

Attest:

DATE ISSUED: 06/05/2026 **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

Motion for Entry of Finding, with Affidavit of Legal Fees

COMMONWEALTH OF MASSACHUSETTS
LAND COURT

LAND COURT FILED 2019 AUG 20 PM 12:11

CASE NO. [redacted]TL[redacted]

Town of Westwood,
Plaintiff

vs.

[redacted] T. [redacted]
Defendant

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)

[redacted] J. C[redacted]
BBO# [redacted]

Address: **C[redacted] and C[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**

[redacted]TL[redacted]

CERTIFICATE OF SERVICE

I, D[redacted]J. C[redacted] 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[redacted]G[redacted]
[redacted] Circle
Westwood, MA 02090

Town of Westwood
(By its Attorney)

D[redacted]J. C[redacted]
BBO #[redacted]
Address: C[redacted] and C[redacted]
[redacted] Street
Marblehead, MA 01945
[redacted]
[redacted]@[redacted].us

DATED: August 16, 2019

COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPARTMENT
OF THE TRIAL COURT

LAND COURT
2019 AUG 20 P 12:11

Norfolk, ss.

CASE NO. [redacted]TL [redacted]

Town of Westwood,
Plaintiff

vs.

K[redacted]T. G[redacted]
Defendant

AFFIDAVIT OF LEGAL FEES

I, D[redacted] J. C[redacted], Attorney for the Plaintiff, duly licensed in the practice of law in the Commonwealth of Massachusetts, in the law firm of C[redacted] and C[redacted], P.C., with offices at [redacted] 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 Examine municipal documents Prepare case for title search, tel calls	0.50	$165.00	9/26/2018	$82.50
Title Examination Update title at registry of deeds, research probate	2.00	$165.00	9/20/2018	$330.00
Preparation of Petition and Notice Letter to treas., preparation of office case file; preparation of court documents: file case at Land Court	1.75	$165.00	9/21/2018	$288.75
Record notice at Registry of Deeds Update office files and indices, Letter to Registry	0.75	$165.00	9/27/2018	$123.75

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[redacted] J. C[redacted]
(BBO) [redacted]
C[redacted] & C[redacted]
[redacted] Street
Marblehead, MA 01945
([redacted]) [redacted]-[redacted]
[redacted]@[redacted].us

Norfolk, ss. August 16, 2019

Then personally appeared before me the above-named, D[redacted] J. C[redacted], 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

ELAINE A. BYRNE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 31, 2026

Tax Lien Finding

[SEAL]

TAX LIEN FINDING G.L. c. 60, § 68	DOCKET NUMBER TL [redacted]	Commonwealth of Massachusetts Land Court Department of the Trial Court

CASE NAME

Town of Westwood, Plaintiff(s)

v.

M[redacted] G[redacted] et al., Defendant(s)

The Court finds that the Defendant(s) listed below may redeem the real property by paying the below amounts.

Payment to the Plaintiff(s) is due by: **October 31, 2019**

1. The sum of $67,198.94, plus interest as allowed by statute from the date of this Finding to the date of payment.
2. Court costs of $411.94.
3. Legal fees of $2,764.58.

Defendants entitled to redeem:

G[redacted] K[redacted]

Deborah J. Patterson

Deborah J. Patterson, Recorder

DATE ISSUED: 09/26/2019	RECORDER: Deborah J. Patterson

Motion for Entry of Judgment of Foreclosure

LAND COURT FILED
19 NOV 13 PM 12:40

COMMONWEALTH OF MASSACHUSETTS
LAND COURT

CASE NO. [redacted] TL [redacted]

Town of Westwood,
Plaintiff

vs

K[redacted] G[redacted]
Defendant

12/5/19
motion for judgment
argued and ALLOWED.
Deborah J. Patterson,
Recorder
Ems

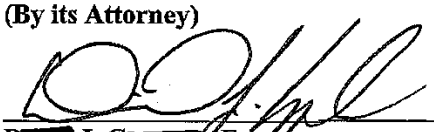
MOTION AND NOTICE OF HEARING

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, 5th Floor, Boston, Massachusetts 02108 to consider the following:

___	Complaint to foreclose rights of redemption
___	Payment of legal fees of _____** (suggested amount)
X	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[redacted] J. C[redacted], Esq.
C[redacted] and C[redacted], P.C.
[redacted] Street
Marblehead, MA 01945
BBO #[redacted]
([redacted]) [redacted]-[redacted]
[redacted]@[redacted].us

Dated: November 8, 2019

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**

[redacted]TL [redacted]

CERTIFICATE OF SERVICE

I, D[redacted] J. C[redacted], 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[redacted] G[redacted]
[redacted] Circle
Westwood, MA 02090

Town of Westwood
(By its Attorney)

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

DATED: November 8, 2019

Judgment in Tax Lien Case

[SEAL]

JUDGMENT IN TAX LIEN CASE	DOCKET NUMBER [redacted]TL	Commonwealth of Massachusetts Land Court Department of the Trial Court

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:	RECORDER: Deborah J. Patterson
12/19/2019	Deborah J. Patterson

DATE ENTERED: 12/19/2019	RECORDER: Deborah J. Patterson

063JUDTL (05-2019) www.mass.gov/courts/landcourt Printed: 12/19/2019 12:06:13 PM Page 1 of 1

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.[1]

Panoraia Naseli
Case Coordinator

[1] If you are an Attorney, then the judgment has entered against your client(s).

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]ght [redacted]d, 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 10th day of June, 2020.

T[redacted] LLC

By: _____
D[redacted] C[redacted] H[redacted]
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 10th 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.

Jaime M. Hodgdon, Notary Public
My Commission Expires: October 18, 2024

JAIME M. HODGDON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 18, 2024

ATTEST: WORC Kathryn A. Toomey, Register

Petition to Vacate Decree of Foreclosure

LAND COURT
FILED
20 AUG 24 AM 10:54

15-0048

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

[redacted]TL[redacted]

City of Boston

vs

J[redacted]E M[redacted], Trustee
of the [redacted] 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
RECORDER
DATE

K[redacted] P[redacted]
BBO No. [redacted]
Assistant Corporation Counsel
City of Boston Law Department
City Hall - Rm. [redacted]
Boston, MA 02201
Tel: ([redacted]) [redacted]

On this day August 20, 2020, before me, the undersigned notary public, personally appeared K[redacted] P[redacted], who is personally known to me, and is the person whose name is signed on this document in my presence.

NOTARY PUBLIC

NEAL F GAFFNEY
COMM. EXPIRES JUNE 20, 2025
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

Withdrawal in Tax Lien Case

[SEAL]

WITHDRAWAL IN TAX LIEN CASE	DOCKET NUMBER [redacted] TL [redacted]	Commonwealth of Massachusetts Land Court Department of the Trial Court

CASE NAME

[redacted] LLC, Plaintiff(s)

v.

[redacted] W[redacted], Defendant(s)

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):

Land Type	Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	10/26/2017	[redacted]	[redacted]		

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. 60, § 75.

By the Court:

Attest:

A TRUE COPY
ATTEST:
Deborah J. Patterson
Recorder

DATE ENTERED:	RECORDER: Deborah J. Patterson
05/11/2020	Deborah J. Patterson

025WD (11-2018) www.mass.gov/courts/landcourt Printed: 06/10/2020 8:33:33 AM Page 1 of 1

Vacation of Judgment in Tax Lien Case

[SEAL]

VACATION OF JUDGMENT IN TAX LIEN CASE	DOCKET NUMBER [redacted]TL[redacted]	Commonwealth of Massachusetts Land Court Department of the Trial Court

CASE NAME

T[redacted] D[redacted] LLC, Plaintiff(s)

v.

S[redacted] W[redacted], Defendant(s)

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):

Land Type	Instrument or Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	10/26/2017	[redacted]	[redacted]		

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.

By the Court: Deborah J. Patterson

Attest: A TRUE COPY
ATTEST:
Deborah J. Patterson
RECORDER

DATE ENTERED:	RECORDER: Deborah J. Patterson
05/11/2020	Deborah J. Patterson

DATE ENTERED: 05/11/2020	RECORDER: Deborah J. Patterson

See next page

(also available at

https://www.mass.gov/lists/land-court-forms)

NOTICE OF APPEARANCE

DOCKET NUMBER

Massachusetts Trial Court

CASE NAME

v.

COURT DEPARTMENT (Select only one court.)

☐ Boston Municipal Court ☐ District Court ☐ Housing Court

☐ Juvenile Court ☐ Land Court

☐ Probate & Family Court ☐ Superior Court

COURT DIVISION OR COUNTY

Notice of Appearance

Please enter my appearance in this case:

☐ for myself.

☐ as attorney for: _____.

Please print or type all of the information requested below.

NAME (FIRST, MIDDLE, LAST)			B.B.O. OR STATE BAR NUMBER (IF APPLICABLE)
FIRM OR AGENCY NAME (IF APPLICABLE)			OFFICE OR HOME PHONE NUMBER
STREET ADDRESS		APT/UNIT #	MOBILE PHONE NUMBER
CITY/TOWN	STATE	ZIP CODE	E-MAIL ADDRESS
DATED	SIGNATURE		

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

TAX LIEN ANSWER and Certificate of Service

G.L. c. 60, §§ 68, 70

COURT USE ONLY

COURT DEPARTMENT
LAND COURT

COUNTY
_____

DOCKET NUMBER

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
STREET ADDRESS		APT/UNIT #	MOBILE PHONE NUMBER
			FAX NUMBER
CITY/TOWN	STATE	ZIP CODE	E-MAIL ADDRESS
DATED	SIGNATURE X _____		

Trial Court of Massachusetts	**TAX LIEN ANSWER and Certificate of Service** G.L. c. 60, §§ 68, 70	**COURT USE ONLY**
COURT DEPARTMENT LAND COURT	**COUNTY** _____	**DOCKET NUMBER**

CASE NAME

_____ , Plaintiff(s)

v.

_____ , Defendant(s)

CERTIFICATE OF SERVICE

I served this Tax Lien Answer by delivering or mailing a copy of the same, first class mail, postage prepaid, to the following: (provide name(s) and address(es) below)

_____

DATED	SIGNATURE
	X _____

NOTES:

1. After your Answer has been served on the Plaintiff, you or Plaintiff's counsel may contact one another to discuss the case. Once all those who need to receive notice have received it, a hearing may be scheduled with the Court by a Plaintiff or a Defendant.

2. All further notices will be sent to the address provided on Page 1, unless you file a change of address with the Land Court **and** send a copy to the Plaintiff's service address.

See next page

(also available at

https://www.mass.gov/lists/land-court-forms)

MASSACHUSETTS TRIAL COURT	**TAX LIEN MOTION AND REQUEST FOR HEARING**	**COURT USE ONLY**
COURT DEPARTMENT LAND COURT	**COUNTY**	**DOCKET NUMBER**
CASE NAME		

I request that the Land Court schedule a hearing to consider the following motion(s):

☐ Motion for entry of finding to set the terms required for redemption (payment of what is owed).

☐ Motion for payment of Plaintiff's legal fees of $_____ (requested amount). This motion must be supported by an affidavit of Plaintiff's counsel that includes or attaches detailed, contemporaneous attorney time records identifying, at a minimum, the date, description of legal task, time spent, hourly rate charged, and amount billed.

☐ Motion for judgment of foreclosure (after finding has expired).

☐ Motion to vacate judgment (Attach supporting memorandum of law to this form).

☐ Other motion: _____
(Specify and attach the motion with supporting memorandum of law to this form).

NAME (ATTORNEY OR PARTY(S))				**B.B.O. NUMBER (IF APPLICABLE)**
FIRM OR AGENCY NAME (IF APPLICABLE)				**OFFICE OR HOME PHONE NUMBER**
STREET ADDRESS			**APT/UNIT #**	**CELL PHONE NUMBER**
CITY/TOWN	**STATE**	**ZIP CODE**	**E-MAIL ADDRESS**	
DATE	**SIGNATURE**			

MASSACHUSETTS TRIAL COURT	**TAX LIEN MOTION AND REQUEST FOR HEARING**	**COURT USE ONLY**
COURT DEPARTMENT LAND COURT	**COUNTY**	**DOCKET NUMBER**
CASE NAME		

CERTIFICATE OF SERVICE

I hereby certify that I have served the attached Tax Lien Motion and Request for Hearing by ☐ first class mail, postage prepaid and/or ☐ e-mail, to the following person(s) and address(es):

(Enter name, address, and/or e-mail address below for each person served.)

DATE	**SIGNATURE**

See next page

(also available at

https://www.mass.gov/lists/land-court-forms)

MASSACHUSETTS TRIAL COURT	**MOTION TO WITHDRAW COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION**	**COURT USE ONLY**
COURT DEPARTMENT LAND COURT	**COUNTY**	**DOCKET NUMBER**
CASE NAME		

Plaintiff moves to withdraw the Complaint to Foreclose Rights of Redemption that was previously filed in this matter.

NAME (ATTORNEY OR PARTY(S))				**B.B.O. NUMBER (IF APPLICABLE)**
FIRM OR AGENCY NAME (IF APPLICABLE)				**OFFICE OR HOME PHONE NUMBER**
STREET ADDRESS			**APT/UNIT #**	**CELL PHONE NUMBER**
CITY/TOWN	**STATE**	**ZIP CODE**	**E-MAIL ADDRESS**	
DATE	**SIGNATURE**			

MASSACHUSETTS TRIAL COURT	**MOTION TO WITHDRAW COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION**	**COURT USE ONLY**
COURT DEPARTMENT LAND COURT	**COUNTY**	**DOCKET NUMBER**
CASE NAME		

CERTIFICATE OF SERVICE

I hereby certify that I have served the attached Motion to Withdraw Complaint to Foreclose Rights of Redemption by ☐ first class mail, postage prepaid and/or ☐ e-mail, to the following person(s) and address(es):

(Enter name, address, and/or e-mail address below for each person served.)

DATE	**SIGNATURE**

See next page

(also available at

https://www.mass.gov/lists/land-court-forms)

MILITARY AFFIDAVIT (UNDER 50 U.S.C. § 3931)	DOCKET NUMBER	Massachusetts Trial Court

CASE NAME	COURT DEPARTMENT (Select only one court.)
v.	☐ Boston Municipal Court ☐ District Court ☐ Housing Court ☐ Juvenile Court ☐ Land Court ☐ Probate & Family Court ☐ Superior Court
	COURT DIVISION OR COUNTY

Under the Servicemembers Civil Relief Act, 50 U.S.C. § 3931, I, _____ (Insert **Name**), have signed below affirming, to the best of my knowledge, that the following statements are true:

1. As of _____ (Insert **Month/Day/Year**):

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

_____

_____

_____

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

_____

_____

_____

C. ☐ The following party(ies) has/have **concluded military service** as defined in the Servicemembers Civil Relief Act. (Also, indicate the **exact date** that the party(ies) has/have **concluded** military service.)

_____

_____

_____

D. ☐ 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, under 50 U.S.C. § 3931(b)(3), I understand that the court, before entering a judgment, may require that I file a bond.

_____

_____

_____

2. You are **required** to state facts that support this affidavit.
You **must** fill out this section and check choice "A" or "B."

A. ☐ I used the Servicemembers Civil Relief Act Website (https://scra.dmdc.osd.mil/) to determine the military status of the party(ies) listed in this affidavit. (*You are **required** to provide your search results.)*

☐ The results from my use of the Servicemembers Civil Relief Act Website are attached. (*Required.*)

Additional facts (*Optional if search results are attached.*):_____

_____

_____

B.☐ I have NOT used the Servicemembers Civil Relief Act Website (https://scra.dmdc.osd.mil/) to determine the military status of the party(ies) listed in this affidavit. However, the following facts support my statement above as to the military status of the party(ies). (*You are **required** to provide facts below. Please be specific.*)

_____

_____

_____

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_____

Note: The term "military service" includes the following: active duty service as a member of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard; service as a member of the National Guard under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days for purposes of responding to a national emergency; active service as a commissioned officer of the Public Health Service or of the National Oceanic and Atmospheric Administration; and any period of service during which a servicemember is absent from duty on account of sickness, wounds, leave, or other lawful cause. 50 U.S.C. § 3911(2). A U.S. citizen who is serving with the forces of a nation with which the United States is allied in a war or military action may also be entitled to relief under the Servicemembers Civil Relief Act if that service is similar to the definition of "military service" discussed above. See 50 U.S.C. § 3914.

Subscribed and certified or declared to be true under penalty of perjury.

SIGNATURE	DATED
_____ PRINT CLEARLY OR TYPE YOUR NAME, ADDRESS, PHONE NUMBER, AND E-MAIL ADDRESS	BBO NUMBER (FOR ATTORNEYS)

Massachusetts Trial Court

Instructions for Military Affidavit (Under 50 U.S.C. § 3931)

The Servicemembers Civil Relief Act (SCRA), 50 U.S.C. §§ 3901-4043, is a federal law providing a range of benefits and protections to persons serving in the military and their dependents. Servicemembers include members of the U.S. Army, Navy, Air Force, Marine Corps, or Coast Guard, and commissioned officers in the Public Health Service and National Oceanic and Atmospheric Administration, while on active duty military service of their country and for up to one year after active duty, as well as members of the National Guard on certain assignments, and U.S. citizens serving with certain allied military forces.

The Massachusetts Trial Court's **Military Affidavit (Under 50 U.S.C. § 3931)** is a standardized form used to indicate the military status of the party(ies) to a case. The form may be used in **all case types** where the filing of a **Military Affidavit** is appropriate. The Military Affidavit form is a fillable PDF and complies with both 50 U.S.C. § 3931(b) and Mass. R. Civ. P. 55(b)(4).

For example, under Mass. R. Civ. P. 55(b)(4), a Military Affidavit is required before a court enters a default judgment. A default judgment is a judgment in favor of the party or "plaintiff" suing a "defendant" for "fail[ing] to plead or otherwise defend" a court action. See Mass. R. Civ. P. 55(b)(4) ("[N]o judgment by default shall be entered until the filing of an affidavit . . . setting forth facts showing whether or not the defendant is in military service . . .").

Please type your responses on the Military Affidavit form or use blue or black ink and write clearly.

1. Write or type the complete "Docket Number" of your case, if known.

2. Write or type the "Case Name" on the form and list the parties to the case: the plaintiff(s), the defendant(s), and, if applicable, any interested party(ies) or respondent(s).

3. Check off the "Court Department" where your case is filed.

4. Write or type the appropriate "Court Division or County" where your case is located (e.g., Brighton Division, Attleboro District Court, Barnstable Probate and Family Court, or Barnstable County).

5. You are required to fill out the main portion of the affidavit. Write or type your full name. Write or type today's date or the date you conducted your search for the military status of the party(ies).

6. Write or type information about the military status of the party(ies). Under Item 1, check off Items A, B, C, or D, as appropriate, and fill in the requested information on the form for each choice. Please note that if you check off Item D, under 50 U.S.C. § 3931(b)(3), before entering a judgment, the court may require you to file a bond because you have indicated that you are unable to determine the military service status of the party(ies).

7. You are **required** to state facts supporting the Military Affidavit. Under Item 2, you **must** fill out this section of the form and check off choice A or B.

> **As to Choice A:** You may use the Servicemembers Civil Relief Act Website (https://scra.dmdc.osd.mil/) to determine the military status of the party(ies) that you listed. Conducting an online search through the SCRA Website is the easiest method of determining the military status of the party(ies). If you used the SCRA Website, you are **required** to provide a copy of your search results to the court (typically, a certificate generated from the SCRA Website). You must attach a copy of those search results to your Military Affidavit. You may include additional facts when you provide a copy of your search results.
>
> **As to Choice B:** If you did not use the SCRA Website to determine the military status of the party(ies) that you listed, you must provide specific facts that support your statement as to the military status of the party(ies). For example, you may include facts that you know through your contact or communications with the party(ies). You may also write to the appropriate military service headquarters, listed at (http://www.defense.gov/Sites), to determine the military status of the party(ies). Please attach any written correspondence you receive from the military in support of your statement.

8. Under “Signature” and “Dated,” sign and date the form. You may sign the Military Affidavit form electronically. Make sure to clearly write or type your name, address, phone number, and e-mail address under your signature. Massachusetts attorneys are required to provide their Board of Bar Overseers (BBO) Number. Attorneys licensed in other jurisdictions must provide their State Bar Number.

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