



MASSACHUSETTS  
TRIAL COURT

TAX LIEN  
PLAINTIFF CERTIFICATIONS  
(POST-TITLE EXAMINATION REPORT)

COURT USE ONLY

COURT DEPARTMENT

LAND COURT

COUNTY

DOCKET NUMBER

CASE NAME

### INSTRUCTIONS

- Plaintiff must file this **mandatory certification form** (see [Land Court Rule 12](#)), and all required supporting information listed below, after the title examination report is filed in the case.
- The court will issue citation to owners and interested parties identified in the Complaint and the title examination report where address information has been provided or verified (first-tier citation phase).
- Further citation will issue subject to court review of this certification form and supporting information submitted by Plaintiff (second-tier citation phase).
- **The court will not conduct further review, nor advance the case to the second-tier citation phase, until Plaintiff has filed this completed certification form and all necessary supporting information with the court.**
- For general information about tax lien cases, see [Land Court Tax Lien Foreclosure Cases Resources](#).

### CERTIFICATIONS

*Having reviewed the title examination report filed in this matter, Plaintiff certifies it verified the following:*

1. The equity owners identified in the Complaint are the current owners shown in the title examination report.
2. The online probate records ([www.masscourts.org](http://www.masscourts.org)) and the vital statistics records (<https://www.mass.gov/how-to/request-a-death-certificate>) confirm that the equity owners identified in the Complaint, if individuals, are not deceased. If the equity owners are deceased with an allowed Massachusetts probate, then heirs and devisees are named in the Complaint and mailing addresses are attached to this filing. If the equity owners are deceased with no allowed Massachusetts probate, then a letter of diligent search has been filed with the court.
3. The online federal court records (<https://pacer.uscourts.gov/>) confirm that all equity owners and any other interest holders are not debtors in active bankruptcy proceedings. If any of them are debtors, then either proof of relief from the automatic stay in bankruptcy, or proof of the termination of such proceedings has been filed with the court.
4. The online records of the Secretary of the Commonwealth's Corporations Division (<https://www.sec.state.ma.us/divisions/corporations/corporations.htm>) confirm that any business entities identified as equity owners or lienholders remain in good standing. If not, a letter of diligent search has been filed with the court and the names and mailing addresses of officers and directors or managers are attached to this filing. If any such officers, directors, or managers are deceased, then heirs and devisees and their mailing addresses are attached to this filing and a letter of diligent search has been filed with the court.



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**CERTIFICATIONS (cont.)**

- 5. The online records of the Federal Deposit Insurance Corporation ([www.fdic.gov](http://www.fdic.gov)) (including the Failed Bank List (<https://www.fdic.gov/resources/resolutions/bank-failures/failed-bank-list/>)) confirm that all banks identified as the Defendant(s) and/or an interested party(ies) remain active. If not, successor entities are named as the Defendant(s) and/or an interested party(ies) and names and mailing addresses for successor entities are attached to this filing.
- 6. The description of the locus in the tax taking instrument matches the description contained in:
  - the deed into the current equity owners      **and**       the assessor's map.
 If not, any material discrepancy in the descriptions is identified, and any effect it has on the validity of the tax title is explained, in an attachment to this filing.
- 7. All current mailing addresses for the Defendant(s) and interested parties entitled to notice are attached to this filing. If the locus is a condominium unit, the name and current mailing address of at least one currently serving condominium trustee or member of the unit owners' organization is attached to this filing.
- 8. Copies of the following documents have been filed with the court:
  - tax taking instrument; **and**       assessor's map; **and**       assessor's field card.
- 9. A Notice of Filing Tax Lien Complaint (Department of Revenue Form available at <https://www.mass.gov/doc/notice-of-filing-tax-lien-complaint-gl-c-60-s-75-and-gl-c-185-s-27-state-tax-form-6075/download>) has been recorded or registered, and a copy has been filed with the court.
- 10. If applicable (G.L. c. 60, §§ 2C, 45, 52), copies of the following documents have been filed with the court:
  - collector's deed; **or**       assignment of tax receivable.

NAME (ATTORNEY OR PARTY(IES))

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