

THE COMMONWEALTH OF MASSACHUSETTS
 DEPARTMENT OF REVENUE
 NOTICE OF TAX TAKING
 (G.L. c.60, s 53)

TOWN OF STOUGHTON



OFFICE OF THE COLLECTOR OF TAXES

THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY

本通知对于重要法律权利产生影响, 请立即翻译

本通知對於重要法律權利產生影響, 請立即翻譯

ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO INMEDIATAMENTE

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

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

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

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

You are receiving this notice because:

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

To the owners of the hereinafter-described land and to all others concerned: You are hereby notified that on December 31, 2025, at 11:00 AM at Stoughton Town Hall, 10 Pearl St., 1st Fl., Stoughton, in said Commonwealth, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, I intend to take for the Town of Stoughton the following parcels of land for non-payment of the taxes, and other assessments as applicable, that are due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

PAULA NUTE
COLLECTOR OF TAXES FOR THE TOWN OF STOUGHTON

What you need to know:

1. Right now, you owe the amounts listed below next to your name and address. These amounts reflect accumulated taxes, fees, interest, and charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
2. You can still pay the taxes you owe before the land court gives a final decision saying you can't pay anymore and foreclosing on your property.
3. If you owe past due local taxes, the amount you owe may be transferred to someone else (a third party) so that they have the right to collect these past due taxes. Either the city or town, or third party can perform a tax taking after telling you first. They

then can file a paper called an Instrument of Taking with the Registry of Deeds. This makes it harder to sell or refinance your property unless the tax lien is paid off.

4. In your case, the city or town or third party could start asking the land court to take away your right to pay the taxes on or after a certain date. That date, if known right now, is December 31, 2026. If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.
5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).
6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases-resources>.

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE

LIST OF PARCELS TO BE TAKEN

**ANGELOS WILLIAM J & BEVERLY A,
TRS ANGELOS INVESTMENT TRUST,
LAND & BUILDING located at 20 PERRY ST in STOUGHTON
containing .127 ACRES shown on Assessor's Map 054 434 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS -Book/Page 34594/502.**

Fiscal Year 2022

Unpaid Taxes:	\$4,726.26
Unpaid CPA:	\$70.89
Unpaid Assessments:	\$532.77
Fees:	\$70.00
Interest:	\$2,800.89
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Total Due:	\$8,200.81

**CULHANE DANIEL N,
SMITH MELANIE,
LAND & BUILDING located at 175 BRICKEL RD in STOUGHTON,
containing .241 ACRES shown on Assessor's Map 064 065 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS - Book/Page 38715/381.**

Fiscal Year 2022

Unpaid Taxes:	\$4,118.66
Unpaid CPA:	\$46.00
Fees:	\$70.00
Interest:	\$2,069.24
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Total Due:	\$6,303.90

**JULIEN PIERRE K,
JULIEN MARIE G,
LAND & BUILDING located at 11 DAVIS RD in STOUGHTON,
containing .433 ACRES shown on Assessor's Map 074 001 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS - Book/Page 13828/562.**

Fiscal Year 2022
Unpaid Taxes: \$1,601.98
Unpaid Assessments: \$41.34
Fees: \$70.00
Interest: \$843.99

Total Due: \$2,557.31

**MACALUSO JOSEPH B LE,
TRST MACALUSO REALTY TRUST,
LAND located at SUMMER AV in STOUGHTON,
containing .016 ACRES shown on Assessor's Map 054 065 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS - Book/Page 17490/036.**

Fiscal Year 2022
Unpaid Taxes: \$25.56
Fees: \$74.00
Interest: \$13.56

Total Due: \$113.12

**MARIN RODRIGO,
MARIN ELVIRA,
LAND & BUILDING located at 33 SPRINGWOOD AV in STOUGHTON,
containing .172 ACRES shown on Assessor's Map 016 179 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS Certificate 166952.**

Fiscal Year 2022
Unpaid Taxes: \$3,624.51
Unpaid CPA: \$38.59
Unpaid Assessments: \$700.73
Fees: \$70.00
Interest: \$2,380.02

Total Due: \$6,813.85

**NORTON DAVID C,
C/O O`MALLEY WILLIAM F,
Subsequent Owner: NORTON DAVID C,
LAND located at RIDGEWOOD AV in STOUGHTON,
containing .115 ACRES shown on Assessor's Map 002 028 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS – Certificate 13262**

Fiscal Year 2022
Unpaid Taxes: \$111.85
Fees: \$74.00
Interest: \$59.38

Total Due: \$245.23

**WALL LAURA,
YANKAUSKAS RICHARD,
Subsequent Owner: LOPEZ ISABEL,
LAND & BUILDING located at 39 COLUMBIA ST in STOUGHTON,
containing .275 ACRES shown on Assessor's Map 044 135 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS - Book/Page 33857/469.**

Fiscal Year 2022

Unpaid Taxes: \$1,293.13

Unpaid CPA: \$14.42

Fees: \$70.00

Interest: \$671.55

Total Due: \$2,049.10

**WEISENBERGER JAMES A,
WEISENBERGER SHERI A,
LAND located at BLACKSTONE ST in STOUGHTON,
containing .139 ACRES shown on Assessor's Map 053 043 0,
recorded at NORFOLK COUNTY REGISTRY OF DEEDS - Book/Page 32820/295.**

Fiscal Year 2022

Unpaid Taxes: \$143.02

Fees: \$40.00

Interest: \$66.60

Total Due: \$249.62