

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF NEWTONOFFICE OF THE COLLECTOR OF TAXES
NOTICE OF TAX TAKING

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 May 4th, 2026, at 10:00AM at Newton City Hall, 1000 Commonwealth Ave., Room B15, Newton, 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, it is my intention to take for the City of Newton 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.

M. RONALD MENDES
COLLECTOR OF TAXES FOR THE CITY OF NEWTON

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 May 4th, 2027. 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

Land in said Newton with any buildings thereon, located at 156-158 Langley Road a/k/a 154 Langley Road, and shown as Section Block and Lot # 61-0410-0001A0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 82037, Page 404. The assessed owners are Dana Schneider and Patricia Schneider with the supposed subsequent owner 154 Langley Road LLC. This land is being taken for the unpaid 2024 tax balance of \$13,220.11, plus unpaid Community Preservation Act charges of \$132.20, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 24-32 Wilson Circle, and shown as Section Block and Lot # 54-0220-001900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 81613, Page 448. The assessed owners are Schiavone Loretta and Ralph. with the supposed subsequent owner 24 Wilson Circle LLC. This land is being taken for the unpaid 2024 tax balance of \$19,276.98, plus unpaid Community Preservation Act charges of \$192.77, plus interest and incidental expenses and fees to the date of taking

Land in said Newton with any buildings thereon, located at 1791 Beacon Street, and shown as Section Block and Lot # 55-0080-000600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 70131, Page 557. The assessed owners are Christopher Barber and Jessica R. Lincoln. This land is being taken for the unpaid 2024 tax balance of \$12,168.77, plus unpaid Community Preservation Act charges of \$121.69, plus unpaid water, sewer, and storm use charges added to the tax of \$704.56, plus interest and incidental expenses and fees to the date of taking.

Condominium Unit 7 of The 100 Madison Avenue Condominium created by Master Deed recorded in Book 14544, Page 401 in said Newton with any other buildings or appurtenances therein, located at 100 Madison Avenue Unit 7, and shown as Section Block and Lot # 22-0060-0018G0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 66499, Page 348. The assessed owners are Stacy R. Connolly and Scott J. Wittlin, Trustees of the Ivy R. Connolly Irrevocable Trust. This land is being taken for the unpaid 2024 tax balance of \$1,981.47, plus unpaid Community Preservation Act charges of \$19.28, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 31 Whitlowe Road, and shown as Section Block and Lot # 44-0150-000700 on the Newton Assessors' Maps, and further described on a deed in

Middlesex South Registry of Deeds Book 66837, Page 273. The assessed owners are Helen Coppola, Trustee of 31 Whitlowe Road Realty Trust. This land is being taken for the unpaid 2024 tax balance of \$13,682.66, plus unpaid Community Preservation Act charges of \$103.71, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 128 Eliot Avenue, and shown as Section Block and Lot # 31-0190-000400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 23251, Page 378. The assessed owner is Joan M. Corr. This land is being taken for the unpaid 2024 tax balance of \$399.67, plus unpaid water, sewer, and storm use charges added to the tax of \$244.31, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 20 Janet Road, and shown as Section Block and Lot # 13-0220-002100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 79416, Page 81. The assessed owners are Natalie Fedyuk and Yaroslav Korchnoy. This land is being taken for the unpaid 2024 tax balance of \$7,028.46, plus unpaid Community Preservation Act charges of \$70.28, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 80 Oak Hill Road, and shown as Section Block and Lot # 82-0190-001500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 24877, Page 209. The assessed owners are Omar and Iluminada Fermin. This land is being taken for the unpaid 2024 tax balance of \$14,683.92, plus unpaid Community Preservation Act charges of \$146.84, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 37 Riverdale Avenue, and shown as Section Block and Lot # 11-0020-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 21092, Page 327. The assessed owners are Robert A. and Joanne F. Franchi. This land is being taken for the unpaid 2024 tax balance of \$12,159.80, plus unpaid Community Preservation Act charges of \$121.60, plus unpaid water, sewer, and storm use charges added to the tax of \$4,348.66, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 78 Hawthorn Street, and shown as Section Block and Lot # 14-0150-000200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 22057, Page 329. The assessed owners are Robert A. and Joanne F. Franchi. This land is being taken for the unpaid 2024 tax balance of \$11,027.82, plus unpaid Community Preservation Act charges of \$110.28, plus unpaid water, sewer, and storm use charges added to the tax of \$4,551.96, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 71 Lexington Street, and shown as Section Block and Lot # 41-0310-000400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64618, Page 223. The assessed owners are Domenico Mercuri and Pasqualina Mercuri, Trustees of Mercuri Realty Trust. This land is being taken for the unpaid 2024 tax balance of \$22,511.58, plus unpaid Community Preservation Act charges of \$225.11, plus unpaid water, sewer, and storm use charges added to the tax of \$2,856.85, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 77 Lexington Street, and shown as Section Block and Lot # 41-0310-000500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 17426, Page 461. The assessed owners are Francesco Mercuri and Domenico Mercuri, Trustees of DPM Realty Trust. This land is being taken for the unpaid 2024 tax balance of \$6,869.90, plus unpaid Community Preservation Act charges of \$65.32, plus unpaid water, sewer, and storm use charges added to the tax of \$1,045.67, plus interest and incidental expenses and fees to the date of taking.

Condominium Unit 184 of The 182-184 Eastside Parkway Condominium created by Master Deed recorded in Book 57761, Page 247 in said Newton with any other buildings or appurtenances therein, located at 182-184 Eastside Parkway Unit 184, and shown as Section Block and Lot # 13-0060-0012A0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds

Book 66678, Page 462. The assessed owner is Joseph M. Pauley, Jr. This land is being taken for the unpaid 2024 tax balance of \$3,324.90, plus unpaid Community Preservation Act charges of \$31,27, plus unpaid water, sewer, and storm use charges added to the tax of \$589.33, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 25 Beecher Place, and shown as Section Block and Lot # 65-0080-005400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 80028, Page 401. The assessed owners are RS Beecher Place LLC. This land is being taken for the unpaid 2024 tax balance of \$399.18, plus unpaid Community Preservation Act charges of \$3.99, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 80 Selwyn Road, and shown as Section Block and Lot # 81-0310-000800 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 73103, Page 195. The assessed owners are Peter and John Stavropoulos as Trustees of the Stavropoulos Realty Trust. This land is being taken for the unpaid 2024 tax balance of \$3,910.88, plus unpaid Community Preservation Act charges of \$39.11, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 260 Commonwealth Avenue, and shown as Section Block and Lot # 61-0130-000800 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 81482, Page 457. The assessed owners are Anne Tobin f/k/a Anne P. Tobin, with the supposed subsequent owner Anne Tobin Trustee, Tobin Realty Trust. This land is being taken for the unpaid 2024 tax balance of \$8,281.83, plus unpaid Community Preservation Act charges of \$82.82, plus unpaid water, sewer, and storm use charges added to the tax of \$8,672.10, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 66 Linden Street, and shown as Section Block and Lot # 51-0340-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 79855, Page 373. The assessed owners are Peter Tracy as Trustee of the Tracy Family Trust. This land is being taken for the unpaid 2024 tax balance of \$1,717.52, plus unpaid Community Preservation Act charges of \$3.97, plus interest and incidental expenses and fees to the date of taking.

Condominium Unit 402E in The Village Falls Condominium created by Master Deed recorded in Book 19733, Page 407 in said Newton with any other buildings or appurtenances therein, located at 193 Oak Street Unit 402E, and shown as Section Block and Lot # 51-0490-0006W0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 63079, Page 240. The assessed owners are Benny Wong and Jenny Tom Gee. This land is being taken for the unpaid 2024 tax balance of \$5,010.01, plus unpaid Community Preservation Act charges of \$46.79, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 13 Ryan Court, and shown as Section Block and Lot # 44-0170-008400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 79677, Page 145. The assessed owner is Zehua Yang. This land is being taken for the unpaid 2024 tax balance of \$22,099.57, plus unpaid Community Preservation Act charges of \$221.00, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at Harold Terrace, and shown as Section Block and Lot # 44-0170-008900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 79677, Page 145. The assessed owner is Zehua Yang. This land is being taken for the unpaid 2024 tax balance of \$181.54, plus unpaid Community Preservation Act charges of \$1.82, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 5 Park Place, and shown as Section Block and Lot # 22-0170-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 51208, Page 395. The assessed owners are Christopher R. Yens and Temple V. Gill. This land is being taken for the unpaid 2024 tax balance of \$25,648.30, plus unpaid Community Preservation Act charges of \$256.48, plus interest and incidental expenses and fees to the date of taking.