



**NOTICE OF TAX TAKING**

(G.L. c. 60, § 53)

**THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY**

本通知對於重要法律權利產生影響，請立即翻譯

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**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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
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9 Collins Avenue, LLC

Land in said Dennis , with the buildings thereon, at 9 Collins Ave , shown as Lot 142 on Assessors' Map 344, being Lot 5 on Ld.Ct.Pl. 12742-B, described in Barns.Reg.Dist.Cert. of Title 228948.

2024 taxes assessed on the property \$9,855.30

2024 unpaid balance	Tax \$9,476.25	CPA \$284.29	WIIF \$94.76
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Susan McKinney

Collector of Taxes

September 26

, 20 25

Town of Dennis

Name of City or Town

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

**What you need to know:**

1. Right now, you owe \$12,516.58. This amount reflects \$12,306.58 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

**For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.**

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
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Hodell Anderson and Virginia T. Anderson

Land in said Dennis , with the buildings thereon, at 24 Howes Street, shown as Lot 10 on Assessors' Map 388, described in Barns.Deeds, B. 29251, P. 86.

2024 taxes assessed on the property \$11,177.04

2024 unpaid balance	CPA \$2.13	WIIF \$27.75
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Susan McKinney

Collector of Taxes

September 26

, 20<sup>25</sup>

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$214.81. This amount reflects \$34.81 of accumulated taxes, \$0.00 in fees and \$180.00 in 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.
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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.
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Paul W. Anderson and Tamara Anderson

Land in said Dennis , with the buildings thereon, at 62 South Village Rd, shown as Lot 28 on Assessors' Map 15, described in Barns.Deeds, B. 20472, P. 129.

2024 taxes assessed on the property \$2,901.45

2024 unpaid balance    Tax \$720.11    CPA \$21.60    WIIF \$7.20

Susan McKinney

Collector of Taxes

September 26,

20 25

Town of Dennis

Name of City or Town

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1. Right now, you owe \$1,106.27. This amount reflects \$896.27 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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.
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Kara Backus

Land in said Dennis at 680 Setucket Rd, shown as Lot 8 on Assessors' Map 294, described in Barns.Deeds, B. 34949, P. 301.

2024 taxes assessed on the property \$848.29

2024 unpaid balance	Tax \$204.97	CPA \$6.32	WIIF \$2.11
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Susan McKinney

Collector of Taxes

September 26,

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**What you need to know:**

1. Right now, you owe \$465.39. This amount reflects \$255.39 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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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>.

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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

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), September (month)  
26th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis, MA (name of city or town) the following parcels of land for non-payment of the  
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Edward C. Baker

Land in said Dennis, with the buildings thereon, at 14 Hidden Shores Lane, shown as Lot 1 on Assessors' Map 108, described in Barns.Deeds, B. 36239, P. 157. Supposed subsequent owner: R4 Partners, LLC

2024 taxes assessed on the property \$5,287.42

2024 unpaid balance	Tax \$1,401.61	CPA \$42.05	WIIF \$14.01
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

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Bass & Oyster River Mariner Development, LLC

Land in said Dennis on 1 Academy Hill Lane, shown as Lot 16 on Assessors' Map 118, described in  
in Barns.Deeds, B. 32639, P. 83.

2024 taxes assessed on the property \$761.08

2024 unpaid balance	Tax \$731.81	CPA \$21.95	WIIF \$7.32
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20<sup>25</sup>

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

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Joseph D. Berardi and Mary L. Berard i,individually,Phyllis Berardi, Life Estate and Laural M. Falvey and Robert C. Berardi,  
Trustees of the Berardi IrrevocableTrust, Remainder.

Land in said Dennis, with the buildings thereon, at 44 Judith Ann Rd, shown as Lot 67 on Assess'rs Map 324, described  
in Barns Deeds, B. 21321, P. 236 and B. 35862, P. 266. Supposed subsequent owner of part interest: Joseph D.  
Berardi, Jr., Trustee of the J & M Berardi 2023 Irrevocable Trust.

2024 taxes assessed on the property \$3,729.18      2024 unpaid balance Tax \$925.89      CPA \$27.77      WIIF \$9.26

Susan McKinney

Collector of Taxes

September 26,

20 25

Town of Dennis

Name of City or Town

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John G. Bestgen, Jr., Trustee of the Bestgen Family Revocable Trust

Land in said Dennis on 10 Franklin Rd, shown as Lot 74 on Assessors' Map 21, being Lot 46 on Ld.Ct.Pl. 14893-I,  
described in Barns.Reg.Dist.Cert. of Title 200863.

2024 taxes assessed on the property \$1,714.84

2024 unpaid balance Tax \$931.33 CPA \$27.94 WIIF \$9.32

Susan McKinney

Collector of Taxes

September 26,

, 20<sup>25</sup>

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,385.90. This amount reflects \$1,175.90 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

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**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 ENPÖTAN 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**

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2. You still owe some local taxes on your property.
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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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**LIST OF PARCELS TO BE TAKEN**

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John G. Bestgen, Jr., Trustee of the Bestgen Family Revocable Trust

Land in said Dennis, with the buildings thereon, at 14 Franklin Rd, shown as Lot 73 on Assessors' Map 21,  
being Lot 47 on Ld.Ct.Pl. 14893-I, described in Barns.Reg.Dist.Cert. of Title 200864.

2024 taxes assessed on the property \$3,826.89

2024 unpaid balance Tax \$1,984.25 CPA \$59.52 WIIF \$19.85

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$2,715.29. This amount reflects \$2,505.29 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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**MASSACHUSETTS  
DEPARTMENT OF  
REVENUE**

**NOTICE OF TAX TAKING**  
(G.L. c. 60, § 53)

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at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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Donald W. Blakesley and Mary A. Blakesley

Land in said Dennis on 57 Stephen Phillips Road, shown as Lot 23 on Assessors' Map 409, being Lot 62 on Ld.Ct.Pl. 22400-C, described in Barns.Reg.Dist.Cert. of Title 119673.

2024 taxes assessed on the property \$6,182.74

2024 unpaid balance Tax \$1,535.16 CPA \$46.05 WIIF \$15.35

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20<sup>25</sup>

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$2,120.71. This amount reflects \$1,910.71 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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**MASSACHUSETTS  
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REVENUE**

**NOTICE OF TAX TAKING**

(G.L. c. 60, § 53)

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HEREBY NOTIFIED THAT ON Friday (day), October (month)  
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at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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INTENTION TO TAKE FOR THE Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
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- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Donald W. Blakesley and Mary A. Blakesley

Land in said Dennis on 51 Stephen Phillips Road, shown as Lot 25 on Assessors' Map 409, being Lot 63 on Ld.Ct.Pl. 22400-C, described in Barns.Reg.Dist.Cert. of Title 119673.

2024 taxes assessed on the property \$255.68

2024 unpaid balance Tax \$63.49 CPA \$1.91 WIIF \$0.64

Susan McKinney

Collector of Taxes

September 26, 2025

Town of Dennis

Name of City or Town

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

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IMEDIATAMENTE**

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1. Right now, you owe \$289.03. This amount reflects \$79.03 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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Georgianna D. Demitri

Land in said Dennis, with the buildings thereon, at 9 Yale Circle, shown as Lot 46 on Assessors' Map 70, described in described in Barns. Deeds, Book 36091, Page 29. Supposed subsequent owner: Clyde A. Brini, Trustee of The Georgianna D. Demitri Living Trust.

2024 taxes assessed on the property \$2,204.73

2024 unpaid balance	Tax \$1,094.86	CPA \$32.85	WIIF \$10.95
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Susan McKinney

Collector of Taxes

September 26,

, 20 25

Town of Dennis

Name of City or Town

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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**

**What you need to know:**

1. Right now, you owe \$1,592.37. This amount reflects \$1,382.37 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

**For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.**

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**NOTICE OF TAX TAKING**

(G.L. c. 60, § 53)

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INMEDIATAMENTE**

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THUẬT NGAY**

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IMEDIATAMENTE**

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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

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- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
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Thomas M. Burke, Jr. and Matthew J. Burke

Land in said Dennis, with the buildings thereon, at 37 Renas Way, shown as Lot 12 on Assessors' Map 260,  
described in Barns.Deeds, B. 8092, P. 190.

2024 taxes assessed on the property \$2,335.76

2024 unpaid balance Tax \$1,234.88 CPA \$51.09 WIIF \$17.03

Susan McKinney

Collector of Taxes

September 26,

20 25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,569.48. This amount reflects \$1,359.48 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
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Sheila M. Carbone

Land in said Dennis, with the buildings thereon, at 8 Folger Lane, shown as Lot 2 on Assessors' Map 31, being Lot 2 on Ld.Ct.Pl. 28564-A, filed with Barns.Reg.Dist.Cert. of Title 70474

2024 taxes assessed on the property \$2,753.06

2024 unpaid balance Tax \$678.21 CPA \$20.50 WIIF \$6.83

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25 \_\_\_\_\_ Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,054.36. This amount reflects \$844.36 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
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- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
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Jill Carey and William Carey

Land in said Dennis, with the buildings thereon, at 18 Hassan Rd, shown as Lot 111 on Assessors' Map 17,  
described in Barns.Deeds, B. 31287, P. 322.

2024 taxes assessed on the property \$2,186.46

2024 unpaid balance Tax \$542.84 CPA \$16.29 WIIF \$5.42

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$885.64. This amount reflects \$675.64 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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**MASSACHUSETTS  
DEPARTMENT OF  
REVENUE**

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- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Raymond W. Caterino

Land in said Dennis on 18 Candlewood Lane, shown as Lot 57 on Assessors' Map 89, described in Barns.

Deeds in B. 13974, P. 92.

2024 taxes assessed on the property \$986.63

2024 unpaid balance	Tax \$948.68	CPA \$28.46	WIIF \$9.49
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**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

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**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 ENPÔTAN 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**

**What you need to know:**

1. Right now, you owe \$1,441.28. This amount reflects \$1,231.28 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

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THUẬT NGAY**

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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Raymond W. Caterino and Carole Caterino

Land in said Dennis, with the buildings thereon, at 43 Chandler Dr., shown as Lot 72 on Assessors' Map 176, described in Barns.

Deeds in B. 35711, P. 185.

2024 taxes assessed on the property \$4,260.62

2024 unpaid balance Tax \$4,096.75 CPA \$122.90 WIIF \$40.97

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$5,527.11. This amount reflects \$5,317.11 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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INMEDIATAMENTE

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

AVI SA A AFEKTE DWA LEGAL KI ENPÖTAN 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

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IMEDIATAMENTE

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2. You still owe some local taxes on your property.
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5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
26th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Christopher Wadsworth, Trustee of the Christopher Wadsworth Living Trust Agreement dated March 21, 2006 and  
Lori D. Wadsworth, Trustee of the Lori D. Wadsworth Living Trust Agreement dated March 21, 2006.  
Land in said Dennis, with the buildings thereon, at 7 Forehand Dr, shown as Lot 23 on Assessors' Map 348, being  
described in Barns. Deeds, B. 20978, P. 304.  
2024 taxes assessed on the property \$7,527.30  
2024 unpaid balance                      CPA \$1.35                      WIIF \$17.71

Susan McKinney \_\_\_\_\_

Collector of Taxes

September 26, \_\_\_\_\_, 20<sup>25</sup>                      Town of Dennis \_\_\_\_\_

Name of City or Town

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**AVI SA A AFEKTE DWA LEGAL KI ENPÖTAN 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**

**What you need to know:**

1. Right now, you owe \$202.20. This amount reflects \$22.20 of accumulated taxes, \$0.00 in fees and \$180.00 in 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.
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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.
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 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
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Christopher Wadsworth, Trustee of the Christopher Wadsworth Living Trust Agreement dated March 21, 2006 and  
Lori D. Wadsworth, Trustee of the Lori D. Wadsworth Living Trust Agreement dated March 21, 2006.  
Land in said Dennis, with the buildings thereon, at 32 Johnson Lane, shown as Lot 61 on Assessors' Map 348,  
described in Barns. Deeds, B. 21008, P. 265.  
2024 taxes assessed on the property \$4,457.85  
2024 unpaid balance                      CPA \$0.78                      WIIF \$9.97

Susan McKinney \_\_\_\_\_

Collector of Taxes

September 26, \_\_\_\_\_, 20 25                      Town of Dennis \_\_\_\_\_

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$192.52. This amount reflects \$12.52 of accumulated taxes, \$0.00 in fees and \$180.00 in 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.
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10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
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- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
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Alfred David Clark and Ann Marie Powers, Life Estate and Benjamin S.P. Clark, Trustee of the Clark-Powers Family  
Irrevocable Trust, Remainder.  
Land in said Dennis, with the buildings thereon, at 234 Trotting Park Rd, shown as Lot 15 on Assessors' Map 68, being  
Lot 33 on Ld.Ct.Pl. 31156-E and Lot 7 on Ld.Ct.Pl. 31923-A, described in Barns. Reg.Dist.Cert. of Title 226633.  
2024 taxes assessed on the property \$2,748.03  
2024 unpaid balance    Tax \$2,642.34    CPA \$79.27    WIIF \$26.42

Susan McKinney  
Collector of Taxes

September 26, \_\_\_\_\_, 20<sup>25</sup> \_\_\_\_\_ Town of Dennis  
Name of City or Town

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**THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY**

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**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 ENPÖTAN 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**

**What you need to know:**

1. Right now, you owe \$3,639.50. This amount reflects \$3,429.50 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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William A. Curtis and Christine L. Rubinas, Trustees of 88 Highland Road Realty Trust

Land in said Dennis, with the buildings thereon, at 88 Highland Rd, shown as Lot 18 on Assessors' Map 419, being Lot 39 on Ld.Ct.Pl. 11274-E, sh. 2, described in Barns.Reg.Dist.Cert of Title 168366.

2024 taxes assessed on the property \$7,738.24

2024 unpaid balance Tax \$1,950.41 CPA \$115.28 WIIF \$38.43

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20<sub>25</sub>

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$2,728.30. This amount reflects \$2,518.30 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
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 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 INTENTION TO TAKE FOR THE Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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- The unpaid balance of the tax assessed.
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Timothy Czerniejewski and Elvira Czerniejewski

Land in said Dennis, with the buildings thereon, at 162-U-5 Captain Chase Rd, shown as Lot 13-5 on Assessors' Map 19, being Unit 5. of the Sea N' Sand Motel Condominium on Ld.Ct.Pl. 20055F-1, described in Barns.Reg.Dist.Cert. of Title C92A-5.

2024 taxes assessed on the property \$614.98

2024 unpaid balance Tax \$149.03 CPA \$5.85 WIIF \$1.95

Susan McKinney

Collector of Taxes

September 26

, 20 25

Town of Dennis

Name of City or Town

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

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IMEDIATAMENTE**

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1. Right now, you owe \$363.96. This amount reflects \$183.96 of accumulated taxes, \$0.00 in fees and \$180.00 in 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.
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Rebecca Golson and Robert Fielding

Land in said Dennis, with the buildings thereon, at 149 South Village Road, shown as Lot 55 on Assessors' Map 50, being Lot 17 on Ld.Ct.Pl. 29173-A, described in Barns.Reg.Dist.Cert. of Title 226219.

2024 taxes assessed on the property \$1,623.99

2024 unpaid balance Tax \$403.07 CPA \$12.09 WIIF \$4.04

Susan McKinney

Collector of Taxes

September 26,

20<sup>25</sup>

Town of Dennis

Name of City or Town

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**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:**

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2. You still owe some local taxes on your property.
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5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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**LIST OF PARCELS TO BE TAKEN**

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Paul Gorgone

Land in said Dennis on 4 Flax Street, shown as Lot 20 on Assessors' Map 225, being Lots 23 and 24 on Ld.Ct.Pl. 14429-B, shs. 1 and 2, described in Barns.Reg.Dist.Cert. of Title 233893. Outstanding in the name of: Joshua Levin-Scherz.

2024 taxes assessed on the property \$67.12

2024 unpaid balance Tax \$38.14 CPA \$1.15 WIIF \$0.39

Susan McKinney

Collector of Taxes

September 26,

20 25

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$258.16. This amount reflects \$48.16 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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Stephen F. Guzzi and Dorothea E. Mills Guzzi

Land in said Dennis, with the buildings thereon, at 20 Clinton Circle, shown as Lot 14 on Assessors' Map 142, described described in Barns.Deeds, B. 34179, P. 346.

2024 taxes assessed on the property \$2,006.58

2024 unpaid balance      CPA \$1.62      WIIF \$4.98

Susan McKinney

Collector of Taxes

September 26,

20 25

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1. Right now, you owe \$217.85. This amount reflects \$7.85 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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John D. Haley

Land in said Dennis, with the buildings thereon, at 428-U1-2 Main Street, shown as Lot 24-2 on Assessors' Map 65, being Unit 1-2 of the Harborside West Condominium, described in Barns.Deeds, B. 9768, P. 22.

2024 taxes assessed on the property \$715.43

2024 unpaid balance	Tax \$235.49	CPA \$7.07	WIIF \$2.35
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25 \_\_\_\_\_ Town of Dennis

Name of City or Town

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**What you need to know:**

1. Right now, you owe \$503.10. This amount reflects \$293.10 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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James L. Hanna, Trustee of Hanna Revocable Trust

Land in said Dennis, with the buildings thereon, at 6 Cranberry Lane shown as Lot 90 on Assessors' Map 55, described in Barns.Deeds, B. 23365, P. 334.

2024 taxes assessed on the property \$1,404.37

2024 unpaid balance	Tax \$3.42	CPA \$10.85	WIIF \$3.62
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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1. Right now, you owe \$200.60. This amount reflects \$20.60 of accumulated taxes, \$0.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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**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

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**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 ENPÖTAN 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**

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
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**LIST OF PARCELS TO BE TAKEN**

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Roger J. Hannigan and Elizabeth E. Hannigan, Life Estate, Robert W. Hannigan and Elizabeth E. Hannigan, Remainder.

Land in said Dennis , with the buildings thereon, at 10 River Rd, shown as Lot 42 on Assessors' Map 69, being Lot 4 on Ld.Ct.Pl. 31787-A, described in Barns.Reg.Dist.Cert of Title 191319.

2024 taxes assessed on the property \$1,991.05

2024 unpaid balance    Tax \$1,914.48    CPA \$57.43    WIIF \$19.14

Susan McKinney

Collector of Taxes

September 26,

, 20 25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$2,694.77. This amount reflects \$2,484.77 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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Dennis (name of city or town) the following parcels of land for non-payment of the  
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James H. Harrington and Judith C. Harrington

Land in said Dennis on 8 Riverside Way, shown as Lot 40 on Assessors' Map 8, described in Barns. Deeds, B. 15287, P. 140.

2024 taxes assessed on the property \$190.85

2024 unpaid balance	Tax \$183.50	CPA \$5.51	WIF \$1.84
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20<sup>25</sup>

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$448.16. This amount reflects \$238.16 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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.
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at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
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Diane Mackinnon Taylor, a/k/a Diane Mackinnon Jones

Land in said Dennis, with the buildings thereon, at 465-U-2A Lower County Rd, shown as Lot 61-2 on Assessors' Map 59, being Unit 2, Bldg A of the Crocker's Neck Motel Condominium, described in Barns Deeds, B. 7335, P. 339.

2024 taxes assessed on the property \$464.31

2024 unpaid balance	Tax \$446.46	CPA \$13.39	WIIF \$4.46
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

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1. Right now, you owe \$788.22. This amount reflects \$578.22 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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Jill Deforce, Trustee of OGD Realty Trust

Land in said Dennis, with the buildings thereon, at 19 Mariner Rd, shown as Lot 23 on Assessors' Map 355,  
described in Barns Deed, B. 30060, P. 301.

2024 taxes assessed on the property \$2,624.76

2024 unpaid balance	Tax \$1,913.55	CPA \$57.40	WIIF \$19.14
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20<sup>25</sup>

Town of Dennis

Name of City or Town

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**NOTICE OF TAX TAKING  
ADDITIONAL INFORMATION**

(G.L. c. 60, § 53)

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THUẬT NGAY**

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**What you need to know:**

1. Right now, you owe \$2,659.37. This amount reflects \$2,449.37 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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**ESTE AVISO AFECTA IMPORTANTES DERECHOS LEGALES Y DEBERÍA SER TRADUCIDO  
INMEDIATAMENTE**

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

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THUẬT NGAY**

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Eric Lazar

Land in said Dennis, with the buildings thereon, at 37-U-3 Ocean Drive, shown as Lot 5-3 on Assessors' Map 18, being Unit 3 of the Ocean Drive Condominium on Ld.Ct.Pl. 15833-G-1, described in Barns.Reg.Dist.Cert.of Title C143-3

2024 taxes assessed on the property \$1,238.20

2024 unpaid balance	Tax \$728.24	CPA \$27.12	WIIF \$9.60
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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Theresa F. Lockett and Elizabeth R. Lockett

Land in said Dennis on 38 Edgewood Rd, shown as Lot 58 on Assessors' Map 72, described in Barns. Deeds, B. 1038, P. 524.

2024 taxes assessed on the property \$389.44

2024 unpaid balance      Tax \$374.47      CPA \$11.23      WIIF \$3.74

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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Mastiff Crossing LLC

Land in said Dennis, with the buildings thereon, at 61-U-63 Old Wharf Road, shown as Lot 45-63, Assessors' Map 17, being Unit 63 of the Heritage Sands Condominium, described in Barns Deeds, B. 28788, P. 46.

2024 taxes assessed on the property \$3,735.11

2024 unpaid balance	Tax \$890.09	CPA \$26.70	WIIF \$8.90
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Susan McKinney

Collector of Taxes

September 26, 2025

Town of Dennis

Name of City or Town

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Susan Matasavage

Land in said Dennis, with the buildings thereon, at 24 Six Penny Lane, shown as Lot 52, Assessors' Map 255, described in Barns Deeds, B. 30608, P. 228.

2024 taxes assessed on the property \$877.51

2024 unpaid balance    Tax \$217.91                    CPA \$6.54                    WIIF \$2.18

Susan McKinney

Collector of Taxes

October 10, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$481.23. This amount reflects \$271.23 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

**For residential property, this Notice of Tax Taking Additional Information must accompany the Notice of Tax Taking from the city or town to the taxpayer(s) including when the notice is (i) mailed to the taxpayer (ii) posted upon the residential property and (iii) posted on the city or town website.**

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**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**

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**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  
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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Daniel McDonald and Storm A. Rapone, as Trustees of 111 Setucket Road Realty Trust.

Land in said Dennis, with the buildings thereon, at 111 Setucket Road, shown as Lot 71 on Assessors Map

described in Barns Deeds, B. 26916, P. 146.

2024 taxes assessed on the property \$1,879.20

2024 unpaid balance	Tax \$466.69	CPA \$14.00	WIIF \$4.67
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$790.86. This amount reflects \$580.86 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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IMEDIATAMENTE**

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

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- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Daniel McDonald and Storm A. Rapone, as Trustees of 111 Setucket Road Realty Trust  
Land in said Dennis, with the buildings thereon, at 111 Setucket Road, shown as Lot 72, Assessors' Map 212,  
described in Barns Deeds, B. 26916, P. 146  
2024 taxes assessed on the property \$75.79  
2024 unpaid balance    Tax \$18.80        CPA \$0.57        WIIF \$0.19

Susan McKinney \_\_\_\_\_

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25        \_\_\_\_\_ Town of Dennis

Name of City or Town

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

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$233.41. This amount reflects \$23.41 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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.
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**NOTICE OF TAX TAKING**

(G.L. c. 60, § 53)

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**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  
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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Daniel W. McDowell,

Land in said Dennis, with the buildings thereon, at 684 Old Bass River Road, shown as Lot 42, Assessors' Map 286, described in Barns Deeds, B. 31785, P. 63.

2024 taxes assessed on the property \$2,948.46

2024 unpaid balance	Tax \$2,835.06	CPA \$85.05	WIIF \$28.35
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25 \_\_\_\_\_ Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$3,503.40. This amount reflects \$3,293.40 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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26th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Collectors' Office (place of taking), pursuant to  
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INTENTION TO TAKE FOR THE Town (city or town) of  
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J. Michael McGaughey

Land in said Dennis, with the buildings thereon, at 126-U2-16 Lower County Rd, shown as Lot 94-15,  
on Assessors' Map 35, being Unit 16 of the Beach Walk Condominium, described in Barns. Deeds, B. 4162, P. 137.

2024 taxes assessed on the property \$593.98

2024 unpaid balance    Tax \$322.23    CPA \$9.66    WIIF \$3.66

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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**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**

**What you need to know:**

1. Right now, you owe \$617.39. This amount reflects \$407.39 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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**NOTICE OF TAX TAKING**

(G.L. c. 60, § 53)

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2. You still owe some local taxes on your property.
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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY  
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**LIST OF PARCELS TO BE TAKEN**

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Arnold Milks and Jane Milks

Land in said Dennis, with the buildings thereon, at 253-U-4A Shad Hole Road, shown as Lot 32-2, on Assessors'

Map 38, being Unit 4A of Poor Bob's Lane Condominium on Ld.Ct.PI. 13603-G, 18505-B and 39630-A, described

Barns Reg. Dist. Cert. of Title C431-4A

2024 taxes assessed on the property \$1,528.56

2024 unpaid balance \$828.81 CPA \$24.86 WIIF \$8.29

Susan McKinney

Collector of Taxes

September 26, 2025

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

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1. Right now, you owe \$1,256.46. This amount reflects \$1,046.46 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
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Farzaneh Alexandra Nabizadeh

Land in said Dennis, with the buildings thereon, at 129 Whig Street, shown as Lot 14, on Assessors'

Map 369, described in Barns. Deeds, B. 29312, P. 231.

2024 taxes assessed on the property \$4,419.04

2024 unpaid balance	Tax \$1,097.25	CPA \$32.92	WIIF \$10.97
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,575.68. This amount reflects \$1,365.68 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
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 INTENTION TO TAKE FOR THE Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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Anne Marie Noonan

Land in said Dennis, with the buildings thereon, at 32 Meadowspring Drive, shown as Lot 12, on Assessors'

Map 202, described in Barns. Deeds, B. 22417, P. 226.

2024 taxes assessed on the property \$2,433.47

2024 unpaid balance    Tax \$604.28    CPA \$18.13    WIIF \$6.04

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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Michael O'Brien

Land in said Dennis on 44 Caleb Street, shown as Lot 15, on Assessors' Map 60, being Lot 1 on Ld.Ct.PI. 7912-B, described in Barns.Reg.Dist.Cert. of Title 183381.

2024 taxes assessed on the property \$92.68

2024 unpaid balance    Tax \$45.92            CPA \$1.37            WIIF \$0.46

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY**

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**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**

**What you need to know:**

1. Right now, you owe \$267.97. This amount reflects \$57.97 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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**LIST OF PARCELS TO BE TAKEN**

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Bernard O. Neal, a/k/a, Bernard O'Neil, Estate of and Ruth O'Neil

Land in said Dennis on Cedar Swamp, shown as Lot 3, on Assessors' Map 48, described in Barns Deeds,

B. 140, P. 105.

2024 taxes assessed on the property \$5.94

2024 unpaid balance    Tax \$5.71        CPA \$0.17        WIIF \$0.06

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$217.39. This amount reflects \$7.39 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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.
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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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PCJR Realty, LLC

Land in said Dennis, with the buildings thereon, at 121 Depot Street, shown as Lot 41, on Assessors' Map 58, described in Barns.Deeds, B. 19336, P. 112.

2024 taxes assessed on the property \$3,058.50

2024 unpaid balance    Tax \$759.42        CPA \$22.78        WIIF \$7.60

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,155.21. This amount reflects \$945.21 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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Birch Properties, LLC

Land in said Dennis, with the buildings thereon, at 75-U-1A Union Wharf Road, shown as Lot 54-1 on Assessors' Map 39, being Unit 1A of the Union Wharf Condominiu, described in Barns.Deeds, B. 35297, P. 292.

2024 taxes assessed on the property \$233.76

2024 unpaid balance    Tax \$173.63        CPA \$5.20        WIIF \$1.78

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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**What you need to know:**

1. Right now, you owe \$432.06. This amount reflects \$222.06 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Birch Properties, LLC

Land in said Dennis, with the buildings thereon, at 75-U-2A Union Wharf Road, shown as Lot 54-3 on Assessors' Map 39, being Unit 2A of the Union Wharf Condominium, described in Barns.Deeds, B. 35297, P. 292.

2024 taxes assessed on the property \$216.41

2024 unpaid balance    Tax \$160.57    CPA \$4.81    WIIF \$1.65

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**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**

**What you need to know:**

1. Right now, you owe \$415.37. This amount reflects \$205.37 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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INMEDIATAMENTE**

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IMEDIATAMENTE**

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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
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Birch Properties, LLC

Land in said Dennis, with the buildings thereon, at 75-U-2B Union Wharf Road, shown as Lot 54-4 on Assessors' Map 39, being Unit 2B of the Union Wharf Condominium, described in Barns.Deeds, B. 35297, P. 292.

2024 taxes assessed on the property \$216.41

2024 unpaid balance    Tax \$160.57    CPA \$4.81    WIIF \$1.65

Susan McKinney

Collector of Taxes

September 26, 20 25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

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**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**

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IMEDIATAMENTE**

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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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- The unpaid balance of the tax assessed.
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Birch Properties, LLC

Land in said Dennis, with the buildings thereon, at 75-U-1B Union Wharf Road, shown as Lot 54-2 on Assessors' Map 39, being Unit 1B of the Union Wharf Condominium, described in Barns.Deeds, B. 35297, P. 292.

2024 taxes assessed on the property \$233.76

2024 unpaid balance    Tax \$173.63        CPA \$5.20        WIIF \$1.78

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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**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**

**What you need to know:**

1. Right now, you owe \$432.06. This amount reflects \$222.06 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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Zdzislaw Radowski

Land in said Dennis, with the buildings thereon, at 113-U-10 Old Wharf Road, shown as Lot 191-13, on Assessors' Map 18, being Unit 10 of the Garlands Motel Condominium on Ld.Ct.Pl. 15396-M-1, described in Barns.Dist.Cert. of Title C91-10

2024 taxes assessed on the property \$864.27

2024 unpaid balance    Tax \$193.33    CPA \$5.86    WIIF \$1.95

Susan McKinney

Collector of Taxes

September 26,

, 20 25

Town of Dennis

Name of City or Town

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1. Right now, you owe \$450.71. This amount reflects \$240.71 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
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**LIST OF PARCELS TO BE TAKEN**

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- Amount of tax assessed on each parcel to be taken.
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Michael D. Rossi

Land in said Dennis, with the buildings thereon, at 93 Lower County Road, shown as Lot 145, on Assessors' Map 34, described in Barns.Deeds, B. 12069, P. 154.

2024 taxes assessed on the property \$4,628.61

2024 unpaid balance	Tax \$335.13	CPA \$32.92	WIIF \$10.97
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**THIS NOTICE AFFECTS IMPORTANT LEGAL RIGHTS AND SHOULD BE TRANSLATED IMMEDIATELY**

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**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 ENPÖTAN 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**

**What you need to know:**

1. Right now, you owe \$567.59. This amount reflects \$387.59 of accumulated taxes, \$0.00 in fees and \$180.00 in 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.
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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>.

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Christopher R. Shea

Land in said Dennis, with the buildings thereon, at 22 Aunt Lauras Lane, shown as Lot 58, on Assessors' Map 114, described in Barns.Deeds, B. 18673, P. 112.

2024 taxes assessed on the property \$103.64

2024 unpaid balance    Tax \$51.31            CPA \$1.54            WIIF \$0.52

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25            Town of Dennis

Name of City or Town

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THUẬT NGAY**

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IMEDIATAMENTE**

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1. Right now, you owe \$274.79. This amount reflects \$64.79 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY  
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Donal R. Sisk and John M. Sisk, Trustees of the Donal R. Sisk Revocable Trust.

Land in said Dennis, with the buildings thereon, at 61 Garfield Lane, shown as Lot 51, on Assessors' Map 25, described in Barns.Deeds, B. 36309, P. 308. Supposed subsequent owner: John M. Sisk, Trustee the 61 Garfield Lane Realty Trust.

2024 taxes assessed on the property \$5,136.30

2024 unpaid balance    Tax \$1,275.25            CPA \$38.26            WIIF \$13.25

Susan McKinney

Collector of Taxes

September 26,

, 20 25

Town of Dennis

Name of City or Town

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**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**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,797.85. This amount reflects \$1,587.85 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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Ronald J. Hague and Angela L. Hague.

Land in said Dennis, with the buildings thereon, at 8 Garden Rd, shown as Lot 28, on Assessors' Map 328,  
 described in Barns.Deeds, B. 35978, P. 287. Supposed subsequent owner: Ronald J. Hague, Jr., Trustee of  
 Skake Family Trust.

2024 taxes assessed on the property \$9,807.83

2024 unpaid balance	Tax \$9,430.60	CPA \$282.92	WIIF \$94.31
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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1. Right now, you owe \$12,452.97. This amount reflects \$12,242.97 of accumulated taxes, \$30.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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**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**

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5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
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**LIST OF PARCELS TO BE TAKEN**

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- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
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Christopher P. Sullivan and Holly A. Sullivan

Land in said Dennis, with the buildings thereon, at 85 Pilgrim Rd, shown as Lot 26, on Assessors' Map 367, being Lots 180 and 182 on Ld.Ct.Pl. 647-B, sh. 2, filed with Barns. Reg. Dist. Cert. of Title 212404 and Cert. of Title 212405.

2024 taxes assessed on the property \$8,185.20

2024 unpaid balance	Tax \$2,032.39	CPA \$60.97	WIIF \$20.32
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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本通知对于重要法律权利产生影响 · 请立即翻译

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$2,739.59. This amount reflects \$2,529.59 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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Marga F. Sullivan and Robert E. Sullivan

Land in said Dennis, with the buildings thereon, at 5 Quail Hollow Rd, shown as Lot 18, on Assessors' Map 293, described in Barns.Deeds, B. 35069, P. 151.

2024 taxes assessed on the property \$2,949.83

2024 unpaid balance Tax \$2,836.38 CPA \$85.09 WIIF \$28.36

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$3,891.32. This amount reflects \$3,681.32 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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.
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Raymond B. Tamosaitis

Land in said Dennis, with the buildings thereon, at 28 Edwards Ave, shown as Lot 8, on Assessors' Map 76,  
described in Barns.Deeds, B. 34527, P. 279.

2024 taxes assessed on the property \$2,650.78

2024 unpaid balance WIIF \$5.11

Susan McKinney

Collector of Taxes

September 26, 20 25

Town of Dennis

Name of City or Town

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

**What you need to know:**

1. Right now, you owe \$185.97. This amount reflects \$5.97 of accumulated taxes, \$0.00 in fees and \$180.00 in charges. If you paid today, this would be the total amount you need. But remember, this amount will keep getting bigger.
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King Weinstein, Trustee of the King Weinstein Trust

Land in said Dennis, with the buildings thereon, at 9-U-2 Chase Ave., shown as Lot 52-2 on Assessors' Map 40, being Unit 2-9 of the Chase Avenue Condominium on Ld.Ct.Pl. 21187-A, described in Barns.Reg.Dist.Cert. of Title C432-2.

2024 taxes assessed on the property \$4,794.79

2024 unpaid balance      Tax \$4,610.38      CPA \$138.31      WIIF \$46.10

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**



**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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Kathleen Vagenas, Trustee of the Murco Realty Trust

Land in said Dennis, with the buildings thereon, at 12 Old Pine Trail, shown as Lot 29 on Assessors' Map 115, described in Barns. Deeds, B. 18075, P. 119.

2024 taxes assessed on the property \$2,137.61

2024 unpaid balance      Tax \$1,558.39      CPA \$46.75      WIIF \$15.58

Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_\_25

Town of Dennis

Name of City or Town

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

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$2,204.74. This amount reflects \$1,994.74 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

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INMEDIATAMENTE**

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**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**

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IMEDIATAMENTE**

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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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

Vincent J. Giovenelli, III and Michelle A. Giovenelli

Land in said Dennis, with the buildings thereon, at 87 Lawrence Road, shown as Lot 25 on Assessors' Map 53, being Lot 20 on Ld.Ct.Pl. 28525-B, described in Barns.Reg.Dist.Cert. of Title 233496. Outstanding in the names of: Vincent J. Giovenelli, III and Michelle A. Giovenielli, Trustees of the Vincent J. Giovenelli, III Revocable Trust

2024 taxes assessed on the property \$2,153.59

2024 unpaid balance	Tax \$534.52	CPA \$16.03	WIIF \$5.35
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$875.28. This amount reflects \$665.28 of accumulated taxes, \$30.00 in fees and \$180.00 in 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 not available. 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>.

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**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  
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TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
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Gabriel P. Volpe

Land in said Dennis, with the buildings thereon, at 268 Depot Street, shown as Lot 34 on Assessors' Map 90, described in Barns.Deeds, B. 22075, P. 306.

2024 taxes assessed on the property \$2,606.04

2024 unpaid balance	Tax \$646.50	CPA \$19.39	WIIF \$8.56
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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

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THUẬT NGAY**

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IMEDIATAMENTE**

**What you need to know:**

1. Right now, you owe \$1,017.23. This amount reflects \$807.23 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
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that date.

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- The unpaid balance of the tax assessed.
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Marissa T. Westbrook and Jason A. Friscchetti.

Land in said Dennis, with the buildings thereon, at 28 Longell Road, shown as Lot 146 on Assessors' Map 17, being Lot 61 on Ld.Ct.Pl. 13255-C, described in Barns.Reg.Dist.Cert. of Title 217185

2024 taxes assessed on the property \$1,986.96

2024 unpaid balance	Tax \$493.28	CPA \$26.09	WIIF \$9.87
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20 25

Town of Dennis

Name of City or Town

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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

**What you need to know:**

1. Right now, you owe \$843.41. This amount reflects \$633.41 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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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>.

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**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 DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE  
 HEREBY NOTIFIED THAT ON Friday (day), October (month)  
10th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
 at Town of Dennis Tax Collectors' Office (place of taking), pursuant to  
 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 Town (city or town) of  
Dennis (name of city or town) the following parcels of land for non-payment of the  
 taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before  
 that date.

**LIST OF PARCELS TO BE TAKEN**

THE FOLLOWING INFORMATION MUST BE GIVEN IN THE CASE OF EACH PARCEL:

- Names of all owners known to the collector. In the taking of undivided real estate of deceased persons, the names of all the heirs or devisees interested as appearing in the probate records.
- The year for which the tax was assessed.
- Amount of tax assessed on each parcel to be taken.
- The unpaid balance of the tax assessed.
- Description of the several rights, lots, or divisions, sufficiently accurate to identify the premises.
- In the case of registered land, Certificate of Title No. must be given.

William S. Zoino, Trustee of William S. Zoino 1996 Family Trust.

Land in said Dennis, with the buildings thereon, at 14-U-NG4 Caleb St, shown as Lot 14-8 on Assessors' Map 42,  
shown as Unit N-1 of the Belvedere Condominium, described in in Barns.Deeds, B. 32151, P. 46

2024 taxes assessed on the property \$129.67

2024 unpaid balance	Tax \$69.57	CPA \$2.08	WIIF \$0.70
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Susan McKinney

Collector of Taxes

September 26, \_\_\_\_\_, 20\_25

Town of Dennis

Name of City or Town

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THUẬT NGAY**

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

**What you need to know:**

1. Right now, you owe \$297.83. This amount reflects \$87.83 of accumulated taxes, \$30.00 in fees and \$180.00 in 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.
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