

LEGAL NOTICE

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF NEWTON

RECEIVED

By City Clerk at 2:31 pm, Mar 18, 2024



POSTED
City Clerk

OFFICE OF THE COLLECTOR OF TAXES
NOTICE OF TAX TAKING

To the owners of the hereinafter-described land and to all others concerned: You are hereby notified that on April 5th, 2024, at 10:00 AM at Newton City Hall, 1000 Commonwealth Ave., Room B15, Newton, in said Commonwealth, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the City of Newton the following parcels of land for non-payment of the taxes, and other assessments as applicable, that are due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

M. RONALD MENDES

COLLECTOR OF TAXES FOR THE CITY OF NEWTON
THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE
LIST OF PARCELS TO BE TAKEN

Land in said Newton with any buildings thereon, located at 279 Fuller Street, and shown as Section Block and Lot # 32-0270-001400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 78143, Page 31. The assessed owners are Natalie B. Galligan, Jr., Trustee of the Fuller Realty Trust with the supposed subsequent owner 279 Fuller Investments LLC. This land is being taken for the unpaid 2022 tax balance of \$24,869.75, plus unpaid Community Preservation Act charges of \$248.75, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 950 Boylston Street, and shown as Section Block and Lot # 51-0260-000200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 74077, Page 149. The assessed owner is 38 Ramsdell Street LLC. This land is being taken for the unpaid 2022 tax balance of \$19,586.91, plus unpaid Community Preservation Act charges of \$195.87, plus unpaid water, sewer, and storm use charges added to the tax of \$455.37, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 443 Wolcott Street, and shown as Section Block and Lot # 44-0280-001500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64618, Page 209. The assessed owners are Domenico Mercuri and Pasqualina Mercuri, Trustees of Mercuri Realty Trust. This land is being taken for the unpaid 2022 tax balance of \$8,085.66, plus unpaid Community Preservation Act charges of \$80.86, plus unpaid water, sewer, and storm use charges added to the tax of \$5,625.73, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 45 East Quinobequin Road, and shown as Section Block and Lot # 42-0020-000700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 69592, Page 415. The assessed owner is Ethan A. Freniere, Trustee of the Ethan A. Freniere 2017. This land is being taken for the unpaid 2022 tax balance of \$9,455.38, plus unpaid Community Preservation Act charges of \$94.55, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 31 Green Park, and shown as Section Block and Lot # 73-0110-000600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 79712, Page 357. The assessed owners are Lee F. Mondshein and Sheila H. Mondshein with the supposed subsequent owner Green Investments LLC. This land is being taken for the unpaid 2022 tax balance of \$2,789.41, plus unpaid Community Preservation Act charges of \$27.90, plus interest and incidental expenses and fees to the date of taking.

Condominium Unit 413-C in The Gables Condominium as described in the Master Deed, Certificate of Title No. C-61, Book C-12, Page 16, Document No. 614053 and as shown on Condominium Plan No. 17257C-06 in said Newton with any other buildings or appurtenances therein, located at 413 Dedham Street, Unit 413-C, and shown as Section Block and Lot # 83-0360-0003DG on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1486452, Certificate of Title No. U-20113, Book 106, Page 57. The assessed owner is Sterling H. Hale. This condominium unit is being taken for the unpaid 2022 tax balance of \$14,599.66, plus unpaid Community Preservation Act charges of \$146.00, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 373 Lexington Street, and shown as Section Block and Lot # 41-0170-001200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 46830, Page 367. The assessed owners are Jon B. Hollingsworth and Lorreen Hollingsworth. This land is being taken for the unpaid 2022 tax balance of \$4,982.22, plus unpaid Community Preservation Act charges of \$49.61, plus interest and incidental expenses and fees to the date of taking.

Condominium Unit 9 in the South Meadow Brook View Condominium created by Master Deed recorded in Book 52254, Page 311 in said Newton with any other buildings or appurtenances therein, located at 11 Jaconnet Street, Unit 9, and shown as Section Block and Lot # 83-0180-000600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 52797, Page 461. The assessed owner is Robert F. Jardine Jr. This land is being taken for the unpaid 2022 tax balance of \$4,054.02, plus unpaid Community Preservation Act charges of \$23.92, plus unpaid water, sewer, and storm use charges added to the tax of \$899.57, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 188-190 Adams Street, and shown as Section Block and Lot # 14-0140-001900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 67947, Page 462. The assessed owners are

Paul A. Lupo and Anthony F. Lupo Jr., as Trustees of the Flora A. Lupo Revocable Trust. This land is being taken for the unpaid 2022 tax balance of \$8,223.48, plus unpaid Community Preservation Act charges of \$82.23, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 1045 Centre Street, and shown as Section Block and Lot # 13-0340-000600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 23443, Page 261. The assessed owners are Jorge A. Machal and Helen E. Cajigas. This land is being taken for the unpaid 2022 tax balance of \$2,808.30, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 143-153 Rumford Avenue, and shown as Section Block and Lot # 41-0310-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64618, Page 228. The assessed owners are Domenico Mercuri and Pasqualina Mercuri, Trustees of Mercuri Realty Trust. This land is being taken for the unpaid 2022 tax balance of \$9,297.30, plus unpaid Community Preservation Act charges of \$92.97, plus unpaid water, sewer, and storm use charges added to the tax of \$3,972.10, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 71 Lexington Street, and shown as Section Block and Lot # 41-0310-000400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64618, Page 223. The assessed owners are Domenico Mercuri and Pasqualina Mercuri, Trustees of Mercuri Realty Trust. This land is being taken for the unpaid 2022 tax balance of \$5,485.74, plus unpaid water, sewer, and storm use charges added to the tax of \$1,415.94, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 1194 Walnut Street, and shown as Section Block and Lot # 52-0370-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64618, Page 219. The assessed owners are Domenico Mercuri and Pasqualina Mercuri, Trustees of Mercuri Realty Trust. This land is being taken for the unpaid 2022 tax balance of \$14,921.62, plus unpaid Community Preservation Act charges of \$74.98, plus unpaid water, sewer, and storm use charges added to the tax of \$982.73, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 29-31 Falmouth Road, and shown as Section Block and Lot # 34-0440-000700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 67915, Page 15. The assessed owners are Francesco Mercuri and Maria Mercuri Consigli. This land is being taken for the unpaid 2022 tax balance of \$1,968.29, plus unpaid Community Preservation Act charges of \$19.68, plus unpaid water, sewer, and storm use charges added to the tax of \$1,358.96, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 77 Lexington Street, and shown as Section Block and Lot # 41-0310-000500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 17426, Page 461. The assessed owners are Francesco Mercuri and Domenico Mercuri, Trustees of DPM Realty Trust. This land is being taken for the unpaid 2022 tax balance of \$3,550.64, plus unpaid Community Preservation Act charges of \$19.65, plus unpaid water, sewer, and storm use charges added to the tax of \$813.07, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 32 Crosby Road, and shown as Section Block and Lot # 63-0130-000700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 70567, Page 510. The assessed owners are Virginia G. Ronan, Trustees of the Virginia G. Ronan Trust, formerly known as the Ronan Family Trust. This land is being taken for the unpaid 2022 tax balance of \$3,750.43, plus unpaid Community Preservation Act charges of \$37.35, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 5 Keller Path, and shown as Section Block and Lot # 84-0070-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 8489, Page 111. The assessed owner is Gilda Rubin. This land is being taken for the unpaid 2022 water, sewer, and storm use charges added to the tax of \$1,266.01, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 125 High Street, and shown as Section Block and Lot # 51-0090-000900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 26712, Page 594. The assessed owner is Frederick Runyon. This land is being taken for the unpaid 2022 tax balance of \$8,642.18, plus unpaid Community Preservation Act charges of \$86.42, plus unpaid water, sewer, and storm use charges added to the tax of \$261.88, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 24 Sheridan Street, and shown as Section Block and Lot # 34-0330-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 70095, Page 492. The assessed owners are Roger Dale Stamper Jr. and Patricia Madeline Stamper. This land is being taken for the unpaid 2022 tax balance of \$5,987.09, plus unpaid Community Preservation Act charges of \$59.58, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 22-24 Kippy Drive, and shown as Section Block and Lot # 54-0220-0063D0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 54235, Page 473. The assessed owners are Ignatius E. Theodorou and Angelina Theodorou as Trustees or their successors in trust, under the Kippy Drive Nominee Trust. This land is being taken for the unpaid 2022 tax balance of \$11,848.68, plus unpaid Community Preservation Act charges of \$118.49, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 391 Linwood Avenue, and shown as Section Block and Lot # 21-0230-003900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 53170, Page 437. The assessed owners are Teng Tze Wung and The Chin Wung, Trustees of the Teng Tze Wung Revocable Trust Agreement. This land is being taken for the unpaid 2022 tax balance of \$6,107.13, plus unpaid Community Preservation Act charges of \$61.08, plus interest and incidental expenses and fees to the date of taking.