

LEGAL NOTICE

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By City Clerk at 2:38 pm, Jun 10, 2022



THE COMMONWEALTH OF MASSACHUSETTS
CITY OF NEWTON



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 June 28th, 2022, at 10:00AM at Newton City Hall, 1000 Commonwealth Ave., Room B15, Newton, in said Commonwealth, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the City of Newton the following parcels of land for non-payment of the taxes, and other assessments as applicable, that are due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

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

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE
LIST OF PARCELS TO BE TAKEN

Land in said Newton with any buildings thereon, located at 56 Moody Street, and shown as Section Block and Lot # 65-0080-008500 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1170591, Certificate of Title No. 221310, Book 1236, Page 160. The assessed owners are John R. Breckner and Roxana A. Breckner. This land is being taken for the unpaid 2020 tax balance of \$4,105.01, plus unpaid community preservation act charges of \$50.37, plus unpaid water, sewer and storm use charges added to the tax of \$3,453.05, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 262 River Street, and shown as Section Block and Lot # 44-0350-007200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 66663, Page 31. The assessed owners are Frank Caruso and Stephanie Jo Hamel. This land is being taken for the unpaid 2020 tax balance of \$525.14, plus unpaid water, sewer and storm use charges added to the tax of \$29.42, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 92 Sheridan Street, and shown as Section Block and Lot # 33-0380-004400 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 235857, Certificate of Title No. 68681, Book 458, Page 585. The assessed owner is Philip K. Coakley. This land is being taken for the unpaid 2020 tax balance of \$1,449.45, plus unpaid community preservation act charges of \$14.49, plus unpaid water, sewer and storm use charges added to the tax of \$132.27, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 45 Glen Avenue, and shown as Section Block and Lot # 61-0390-000200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 65732, Page 457. The assessed owner is ECW Realty LLC. This land is being taken for the unpaid 2020 tax balance of \$5,770.33, plus unpaid community preservation act charges of \$59.16, plus unpaid water, sewer and storm use charges added to the tax of \$1,223.99 plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 11 Channing Street, and shown as Section Block and Lot # 12-0100-000500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 12639, Page 286. The assessed owner is Carol J. Evans. This land is being taken for the unpaid 2020 tax balance of \$3,663.05, plus unpaid community preservation act charges of \$36.64, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 22-24 Melbourne Avenue, and shown as Section Block and Lot # 14-0020-000700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 62050, Page 588. The assessed owners are Rejane A. Hutchins, Trustee of the 24 Melbourne Avenue Realty Trust. This land is being taken for the unpaid 2020 tax balance of \$8,370.79, plus unpaid community preservation act charges of \$83.71, plus unpaid water, sewer and storm use charges added to the tax of \$1,303.79, plus interest and incidental expenses and fees to the date of taking.

A Condominium Unit No. 206-N in the Towers of Chestnut Hill Condominium created by Master Deed recorded in Book 14249, Page 3 in said Newton with any other buildings or appurtenances therein, located at 250 Hammond Pond Parkway, Unit 206-N, and shown as Section Block and Lot # 65-0080-0073S0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 58306, Page 130. The assessed owner is Evelyn Leon. This condominium unit is being taken for the unpaid 2020 tax balance of \$1,928.79, plus unpaid community preservation act charges of \$19.32, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 107 Andrew Street, and shown as Section Block and Lot # 83-0060-002400 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Certificate of Title No. 143197, Book 846, Page 47. The assessed owners are Edward B. & Barbara Lockhart. This land is being taken for the unpaid 2020 tax balance of \$1,443.24, plus unpaid community preservation act charges of \$20.15, plus unpaid water, sewer and storm use charges added to the tax of \$571.13, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 1082 Walnut Street, and shown as Section Block and Lot # 52-0200-000900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 71615, Page 438. The assessed owner is Farzad Yashar with the supposed subsequent owner Mattha-El, LLC. This land is being taken for the unpaid 2020 tax balance of \$6,307.53, plus unpaid community preservation act charges of \$63.08, plus interest and incidental expenses and fees to the date of taking.

Land in said Waltham and Newton with any buildings thereon, located at North Street NVL a/k/a 59 Farwell Street, and shown as Section Block and Lot # 34-0010-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 25258,

Page 231. The assessed owners are Deborah A. McNulty, Karen LaFountain and Santino Calore. This land is being taken for the unpaid 2020 tax balance of \$40.72, plus unpaid community preservation act charges of \$0.41, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 1769 Commonwealth Avenue, and shown as Section Block and Lot # 43-0070-001400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 52925, Page 324. The assessed owners are Ellen A. Monaghan and Marcia Myshrrall Trustees, Monaghan-1 Nominee Trust and subject to a LIFE ESTATE retained by Ellen A. Monaghan. This land is being taken for the unpaid 2020 tax balance of \$5,999.87, plus unpaid community preservation act charges of \$60.00, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 28-30 Ashmont Avenue, and shown as Section Block and Lot # 14-0170-002600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 56341, Page 398. The assessed owners are Leo W. Murphy and Peter Murphy. This land is being taken for the unpaid 2019 tax balance of \$1,857.11, plus unpaid community preservation act charges of \$20.89, plus unpaid 2020 tax balance of \$9,373.03, plus unpaid community preservation act charges of \$93.73, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 58-60 Allison Street, and shown as Section Block and Lot # 11-0110-000500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 22916, Page 383. The assessed owners are Rodney P. Ford and Paula M. Ford with the supposed subsequent owner Quinn Construction Corp. This land is being taken for the unpaid 2020 tax balance of \$6,690.30, plus unpaid community preservation act charges of \$66.90, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 1075 Commonwealth Avenue, and shown as Section Block and Lot # 24-0280-002900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 13489, Page 668. The assessed owner is Susan S. Rubenstein. This land is being taken for the unpaid 2020 community preservation act charges of \$150.77, plus unpaid water, sewer and storm use charges added to the tax of \$1,164.06, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 43 Crafts Street, and shown as Section Block and Lot # 14-0230-001100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 46527, Page 423. The assessed owner is Ronald Schiavone. This land is being taken for the unpaid 2020 tax balance of \$1,516.86, plus unpaid community preservation act charges of \$15.20, plus interest and incidental expenses and fees to the date of taking.

A Condominium Unit No. 1411-N in the North Building in the Towers of Chestnut Hill Condominium created by Master Deed recorded in Book 14249, Page 3 in said Newton with any other buildings or appurtenances therein, located at 250 Hammond Pond Parkway, Unit 1411-N, and shown as Section Block and Lot # 65-0080-0073GK on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 67934, Page 162. The assessed owner is Angela V. Shashoua. This condominium unit is being taken for the unpaid 2020 tax balance of \$2,535.29, plus unpaid community preservation act charges of \$49.82, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 38 Elm Street, and shown as Section Block and Lot # 33-0240-000800 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 54264, Page 549. The assessed owners are Marissa A. Taranto, Felix M. Taranto, and Michael F. Taranto, successor Trustees of the FT Realty Trust with the supposed subsequent owner Michael F. Taranto. This land is being taken for the unpaid 2020 tax balance of \$6,783.25, plus unpaid community preservation act charges of \$67.83, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 87 Levbert Road, and shown as Section Block and Lot # 81-0050-002600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 69925, Page 223. The assessed owner is 87 Levbert LLC with the supposed subsequent owners Linyou Wei and Xiaoxi Chen. This land is being taken for the unpaid 2020 tax balance of \$8,460.56, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 209 Pleasant Street CTR, and shown as Section Block and Lot # 64-0250-000700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 10917, Page 46. The assessed owners are Manuel Weinstein and Martha Weinstein. This land is being taken for the unpaid 2020 tax balance of \$2,707.44, plus unpaid community preservation act charges of \$27.08, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 6-8 Jaffrey Circle, and shown as Section Block and Lot # 53-0040-001700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 69221, Page 56. The assessed owner is Jerome S. Wisefield. This land is being taken for the unpaid 2020 tax balance of \$7,219.04, plus unpaid community preservation act charges of \$72.18, plus unpaid water, sewer and storm use charges added to the tax of \$1,475.97, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 26 Dexter Road, and shown as Section Block and Lot # 24-0310-000300 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 68226, Page 521. The assessed owner is Deborah Wyler. This land is being taken for the unpaid 2020 tax balance of \$9,307.26, plus unpaid community preservation act charges of \$93.07, plus unpaid water, sewer and storm use charges added to the tax of \$35.18, plus interest and incidental expenses and fees to the date of taking.

Land in said Newton with any buildings thereon, located at 509 Ward Street, and shown as Section Block and Lot # 13-0310-001100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 63927, Page 382. The assessed owner is Farzad Yashar. This land is being taken for the unpaid 2020 tax balance of \$3,486.28, plus unpaid community preservation act charges of \$34.86, plus interest and incidental expenses and fees to the date of taking.