



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 AFЕКTE 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), November (month) 13 (date), 20 26 (year) at 9:00 (time) o'clock AM (AM or PM), at Barnstable Town Hall - Treasurer/Collector Office - 367 Main Street Hyannis, MA 02601 (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 BARNSTABLE (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.

SEAN O'BRIEN, Collector of Taxes October 23, 2026 Town of Barnstable, MA Property Address: 23 Garrett's Lane, BARNSTABLE Parcel ID: 195-013 Assessed Owner: Karl Huovinen Barnstable County Registry of Deeds: Book 731, Page 549 FY2023 Principal Tax Due: \$7,061.50 FY2024 Principal Tax Due: \$7,394.98 FY2025 Principal Tax Due: \$8,076.83 FY2026 Principal Tax Due: \$8,547.81 Property Address: 3715 Main St/Rte 6a(Barn.), BARNSTABLE Parcel ID: 317-081 Assessed Owner: Daniel B. Johnston & Paige E. Johnston Barnstable County Registry of Deeds: Book 27303, Page 263 FY2023 Principal Tax Due: \$5,983.14 Property Address: 15 Mill Pond Road, BARNSTABLE Parcel ID: 063-051 Assessed Owner: Jacqueline A. Mayo & Jacky-Ann Foster Barnstable County Registry of Deeds: Certificate 184387, Document 1075328 FY2023 Principal Tax Due: \$5,131.26 FY2024 Principal Tax Due: \$5,388.79 FY2025 Principal Tax Due: \$5,480.14 FY2026 Principal Tax Due: \$2,930.22 Property Address: 47 Pitcher's Way, BARNSTABLE Parcel ID: 289-168 Assessed Owner: Frederic F. Scudder II, Sandra A. Scudder & Melissa C. Scudder Subsequent Owner: Melissa C. Scudder Barnstable County Registry of Deeds: Certificate 195913, Document 1180448 FY2023 Principal Tax Due: \$4,438.14 FY2024 Principal Tax Due: \$4,795.87 FY2025 Principal Tax Due: \$4,950.46 FY2026 Principal Tax Due: \$2,690.50 Property Address: 1251 Ost.-W.Barn. Road, BARNSTABLE Parcel ID: 125-035 Assessed Owner: Kimberly A. Gazal-Santos f/k/a Kimberly A. Gazal Subsequent Owner: OldeCapeHaus LLC Barnstable County Registry of Deeds: Book 29365, Page 308 FY2023 Principal Tax Due: \$3,608.98 FY2024 Principal Tax Due: \$4,901.01 FY2025 Principal Tax Due: \$5,282.63 FY2026 Principal Tax Due: \$5,359.63 Property Address: 881 Shootflying Hill Road, BARNSTABLE Parcel ID: 192-009 Assessed Owner: Bonnie L. Curtin Subsequent Owner: Christopher Curtin, Nicholas Curtin, Jeffrey Wilkinson, Kendelle Wilkinson Barnstable County Registry of Deeds: Book 18378, Page 42 FY2023 Principal Tax Due: \$3,471.20 FY2024 Principal Tax Due: \$3,777.28 FY2025 Principal Tax Due: \$3,968.20 FY2026 Principal Tax Due: \$4,015.03 Property Address: 115 School Street A, BARNSTABLE Parcel ID: 020-040 Assessed Owner: Linda C. Neshamkin Barnstable County Registry of Deeds: Book 17648, Page 294 FY2023 Principal Tax Due: \$3,276.94 FY2024 Principal Tax Due: \$7,543.02 FY2025 Principal Tax Due: \$7,989.94 FY2026 Principal Tax Due: \$8,432.47 Property Address: 145 Megan Road, BARNSTABLE Parcel ID: 291-233 Assessed Owner: Reno A. Nolli, Richard S. Nolli & Andrea L. Loiseau Barnstable County Registry of Deeds: Certificate 216836, Document 1351045 FY2023 Principal Tax Due: \$3,144.61 FY2024 Principal Tax Due: \$3,191.77 FY2025 Principal Tax Due: \$3,303.53 FY2026 Principal Tax Due: \$3,701.18 Property Address: 38 Betty's Pond Road, BARNSTABLE Parcel ID: 290-092-002 Assessed Owner: James M. Mitchell Barnstable County Registry of Deeds: Book 32189, Page 35 FY2023 Principal Tax Due: \$3,139.80 FY2024 Principal Tax Due: \$4,209.70 FY2025 Principal Tax Due: \$4,292.66 FY2026 Principal Tax Due: \$4,339.02 Property Address: 624 Ost.-W.Barn. Road Unit H, BARNSTABLE Parcel ID: 123-065-00S Assessed Owner: Jason E. Linhares Barnstable County Registry of Deeds: Book 24585, Page 153 FY2023 Principal Tax Due: \$3,125.52 FY2024 Principal Tax Due: \$3,144.26 FY2026 Principal Tax Due: \$3,043.90 Property Address: 58 Donegal Circle, BARNSTABLE Parcel ID: 169-073 Assessed Owner: John W. Bearse Barnstable County Registry of Deeds: Book 29735, Page 310	FY2023 Principal Tax Due: \$3,067.64 FY2024 Principal Tax Due: \$3,249.46 FY2025 Principal Tax Due: \$3,386.50 FY2026 Principal Tax Due: \$3,466.27 Property Address: 576 Old Stage Road, BARNSTABLE Parcel ID: 191-019 Assessed Owner: Carolyn M. Thomas, Trustee of The Carolyn M. Thomas Revocable Trust Subsequent Owner: Trustees of The Carolyn M. Thomas Revocable Trust Barnstable County Registry of Deeds: Book 34273, Page 258 FY2023 Principal Tax Due: \$2,732.15 FY2024 Principal Tax Due: \$3,422.47 FY2025 Principal Tax Due: \$3,544.99 Property Address: 40 Vandermint Lane, BARNSTABLE Parcel ID: 250-059 Assessed Owner: Maureen E. Wiggin f/k/a Maureen E. Holmes f/k/a Maureen Pearson Barnstable County Registry of Deeds: Book 7617, Page 245 FY2023 Principal Tax Due: \$1,656.43 FY2024 Principal Tax Due: \$3,116.12 FY2025 Principal Tax Due: \$3,203.45 FY2026 Principal Tax Due: \$5,005.75 Property Address: 569 Main Street (Hyannis) Unit D7, BARNSTABLE Parcel ID: 308-111-00J Assessed Owner: The Cape and Islands Veterans Outreach Center Inc., f/k/a Nam Vets Association of the Cape and Islands Inc. Subsequent Owner: Karina Hernandez Barnstable County Registry of Deeds: Book 8470, Page 209 FY2023 Principal Tax Due: \$1,546.57 FY2024 Principal Tax Due: \$1,684.54 FY2025 Principal Tax Due: \$1,074.53 FY2026 Principal Tax Due: \$2,073.66 Property Address: 62 Ocean Drive, BARNSTABLE Parcel ID: 245-116 Assessed Owner: Madeleine T. McDonald, Trustee of The Joseph D. McDonald 2006 Trust Subsequent Owner: Trustee(s) of The Joseph D. McDonald 2006 Trust Barnstable County Registry of Deeds: Book 21445, Page 154 FY2023 Principal Tax Due: \$1,510.90 Property Address: 36 Maple Way, BARNSTABLE Parcel ID: 246-132 Assessed Owner: Audrey V. Nielsen Barnstable County Registry of Deeds: Book 30751, Page 115 FY2023 Principal Tax Due: \$1,440.77 FY2024 Principal Tax Due: \$1,212.17 FY2026 Principal Tax Due: \$1,500.35 Property Address: 30 Thornton Drive Unit D, BARNSTABLE Parcel ID: 296-008-00D Assessed Owner: Bert Mosher Barnstable County Registry of Deeds: Book 19896, Page 329 FY2023 Principal Tax Due: \$1,310.23 FY2024 Principal Tax Due: \$1,260.38 FY2025 Principal Tax Due: \$1,305.94 FY2026 Principal Tax Due: \$1,375.67 Property Address: 40 Industry Road Unit 5, BARNSTABLE Parcel ID: 058-028-00E Assessed Owner: Rebecca A. George Barnstable County Registry of Deeds: Certificate C238-5, Document 1249825 FY2023 Principal Tax Due: \$1,276.08 FY2024 Principal Tax Due: \$1,193.49 FY2025 Principal Tax Due: \$1,462.33 FY2026 Principal Tax Due: \$1,449.98 Property Address: 5 Wakeby Road, BARNSTABLE Parcel ID: 060-014-002 Assessed Owner: Jeffrey D. Regan Barnstable County Registry of Deeds: Book 27885, Page 12 FY2023 Principal Tax Due: \$1,246.91 FY2024 Principal Tax Due: \$1,232.29 Property Address: 80 Joaquim Road, BARNSTABLE Parcel ID: 344-061 Assessed Owner: James F. Nassif, Trustee of the 10A Joaquim Road Realty Trust Barnstable County Registry of Deeds: Book 13492, Page 157 FY2023 Principal Tax Due: \$1,071.43 Property Address: 48 Scorton Hill Road, BARNSTABLE Parcel ID: 111-020 Assessed Owner: Jessica M. Riley Barnstable County Registry of Deeds: Book 33585, Page 116 FY2023 Principal Tax Due: \$1,046.06 FY2025 Principal Tax Due: \$7,402.72 Property Address: 54 Curtis Road, BARNSTABLE Parcel ID: 040-107-002 Assessed Owner: Earle F. Eldridge, Jr. & Patricia A. Eldridge Barnstable County Registry of Deeds: Book 8823, Page 157 FY2023 Principal Tax Due: \$1,033.33 Property Address: 30 Wayland Road, BARNSTABLE Parcel ID: 271-192 Assessed Owner: William Archibald Barnstable County Registry of Deeds: Certificate 188451, Document 1112654	FY2023 Principal Tax Due: \$1,029.05 FY2024 Principal Tax Due: \$2,414.07 FY2025 Principal Tax Due: \$2,328.60 FY2026 Principal Tax Due: \$2,234.78 Property Address: 320 Stevens Street B3, BARNSTABLE Parcel ID: 308-004-00H Assessed Owner: Patrick F. Brechka & Hannah J. Brechka Barnstable County Registry of Deeds: Book 31764, Page 286 FY2023 Principal Tax Due: \$999.15 FY2024 Principal Tax Due: \$3,201.26 FY2025 Principal Tax Due: \$4,042.46 FY2026 Principal Tax Due: \$4,323.99 Property Address: 131 Carlson Lane, BARNSTABLE Parcel ID: 110-030-001 Assessed Owner: Thomas F. Maroney Barnstable County Registry of Deeds: Book 9949, Page 42 FY2023 Principal Tax Due: \$871.52 Property Address: 615 Main Street (Hyannis) Unit 1, BARNSTABLE Parcel ID: 308-120-00A Assessed Owner: Michael P. Murphy Barnstable County Registry of Deeds: Book 27727, Page 312 FY2023 Principal Tax Due: \$785.12 FY2024 Principal Tax Due: \$3,792.25 FY2025 Principal Tax Due: \$4,092.50 FY2026 Principal Tax Due: \$4,041.29 Property Address: 25 Southwinds Circle Unit 25, BARNSTABLE Parcel ID: 226-160-00A Assessed Owner: Moy T. Burns & John J. Burns Subsequent Owner: John J. Burns & Moy T. Burns, Trustees of the Burns Family Trust Barnstable County Registry of Deeds: Book 28830, Page 81 FY2023 Principal Tax Due: \$590.95 Property Address: 27 Southwinds Circle Unit 27, BARNSTABLE Parcel ID: 226-160-00B Assessed Owner: Moy T. Burns & John J. Burns Subsequent Owner: John J. Burns & Moy T. Burns, Trustees of the Burns Family Trust Barnstable County Registry of Deeds: Book 29310, Page 63 FY2023 Principal Tax Due: \$590.95 Property Address: 40 Industry Road Unit 17, BARNSTABLE Parcel ID: 058-028-00Q Assessed Owner: Linda Edson Subsequent Owner: Rebecca Jane Edson-Medeiros Barnstable County Registry of Deeds: Certificate C238-17, Document 707345 FY2023 Principal Tax Due: \$466.47 Property Address: 100 West Main Street Unit 10, BARNSTABLE Parcel ID: 290-029-00J Assessed Owner: KaWi BriCo LLC Subsequent Owner: Leonel Martins Fonesi Barnstable County Registry of Deeds: Book 33056, Page 133 FY2023 Principal Tax Due: \$ 338.84 Property Address: 249 Holly Point Road, BARNSTABLE Parcel ID: 232-070 Assessed Owner: William J. Nellis & Carole A. Nellis, Trustees of the William J. and Carole A. Nellis Revocable Trust Subsequent Owner: Alicea M. Sader, Trustee of the Nellis Family Irrevocable Trust Barnstable County Registry of Deeds: Certificate 194771, Document 1170052 FY2023 Principal Tax Due: \$265.97 FY2024 Principal Tax Due: \$933.60 Property Address: 75 Ocean Drive, BARNSTABLE Parcel ID: 245-128 Assessed Owner: Madeleine T. McDonald, Trustee of The Madeleine T. McDonald 2006 Trust Subsequent Owner: Rhonda L. Topham, Trustee of the Madeleine T. McDonald 2006 Trust Barnstable County Registry of Deeds: Book 21445, Page 162 FY2023 Principal Tax Due: \$185.70 Property Address: 16 Dovetail Lane, BARNSTABLE Parcel ID: 002-002-110 Assessed Owner: Heather Vincent Barnstable County Registry of Deeds: Book 27322, Page 23 FY2023 Principal Tax Due: \$132.89 Property Address: Warehouse Road, BARNSTABLE Parcel ID: 293-029-001 Assessed Owner: 37 River Street Limited Partnership Barnstable County Registry of Deeds: Certificate 219740, Document 1372548 FY2023 Principal Tax Due: \$131.32 FY2025 Principal Tax Due: \$15.64 FY2026 Principal Tax Due: \$7.62 Property Address: Midcape Hghwy(West) Rte 6, BARNSTABLE Parcel ID: 175-014 Assessed Owner: The Great Bluewater Development Company Barnstable County Registry of Deeds: Book 14293, Page 74 FY2023 Principal Tax Due: \$102.56 FY2024 Principal Tax Due: \$234.42 FY2025 Principal Tax Due: \$254.94 FY2026 Principal Tax Due: \$290.89
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