



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 **\$212.68**. This amount reflects **\$132.89** of accumulated taxes, **\$15.00** in fees and **\$64.79** 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 **November 13, 2027**. If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.
5. If you don't pay the past due tax balance within 12 months after the Instrument of Taking is filed, the city or town or third party can ask the land court to take away your right to pay the taxes. This is called foreclosing on your right to redeem the property. They will ask the land court to do this by filing a complaint. If you don't file an answer to their complaint when they ask the land court to foreclose, the court might decide in their favor by default judgment. If you do answer, you can ask the court to set the terms by which you may redeem the property (pay the taxes owed on your property). If you do not redeem the property, the land court can give ownership of your property to the city or town or third party forever (foreclosure).

6. If your property is foreclosed on because you failed to pay your taxes, you can get back any extra money left (the equity) after paying the taxes and other charges and fees you owe. If the city or town or third party knows your address, they'll send you a detailed bill of the taxes, charges and fees and the extra money, if any. If they don't know where to find you, they'll send the detailed bill and a notice to your last known address and you have 18 months to request the extra money by writing to them.
7. The tax lien foreclosure process is complicated and has strict deadlines. If your property is subject to a tax lien foreclosure, you should seek legal advice, if possible. You can find more information on tax lien foreclosures on the land court's website: <https://www.mass.gov/land-court-tax-lien-foreclosure-cases-resources>.

Date of Advertisement: **October 23, 2026**

Date of Mailing (6053A): **October 23, 2026**

Date of Posting (6053A): **October 29, 2026**

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1. Right now, you owe **\$34,971.92**. This amount reflects **\$27,242.37** of accumulated taxes, **\$60.00** in fees and **\$7,669.55** 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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What you need to know:

1. Right now, you owe **\$1,552.39**. This amount reflects **\$1,033.33** of accumulated taxes, **\$15.00** in fees and **\$504.06** 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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1. Right now, you owe **\$7,111.19**. This amount reflects **\$5,381.88** of accumulated taxes, **\$60.00** in fees and **\$1,669.31** 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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What you need to know:

1. Right now, you owe **\$730.46**. This amount reflects **\$466.47** of accumulated taxes, **\$15.00** in fees and **\$248.99** 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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1. Right now, you owe **\$3,545.49**. This amount reflects **\$2,479.20** of accumulated taxes, **\$30.00** in fees and **\$1,036.29** 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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1. Right now, you owe **\$25,550.24**. This amount reflects **\$18,930.41** of accumulated taxes, **\$60.00** in fees and **\$6,559.83** 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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**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 **\$1,326.26**. This amount reflects **\$871.52** of accumulated taxes, **\$15.00** in fees and **\$439.74** 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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Date of Posting (6053A): **October 29, 2026**

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What you need to know:

1. Right now, you owe **\$10,466.11**. This amount reflects **\$8,448.78** of accumulated taxes, **\$30.00** in fees and **\$1,987.33** 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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1. Right now, you owe **\$12,541.08**. This amount reflects **\$9,313.68** of accumulated taxes, **\$45.00** in fees and **\$3,182.40** 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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**MASSACHUSETTS
DEPARTMENT OF
REVENUE**

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

Oldecaphehaus LLC
1251 Ost. -W. Barn. Rd
Marstons Mills, MA. 02648
Parcel ID#125-035

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1. Right now, you owe **\$25,046.76**. This amount reflects **\$19,152.25** of accumulated taxes, **\$60.00** in fees and **\$5,834.51** 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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1. Right now, you owe **\$17,452.22**. This amount reflects **\$13,169.87** of accumulated taxes, **\$60.00** in fees and **\$4,222.35** 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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1. Right now, you owe **\$1,187.85**. This amount reflects **\$882.81** of accumulated taxes, **\$60.00** in fees and **\$245.04** 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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1. Right now, you owe **\$13,421.10**. This amount reflects **\$9,699.61** of accumulated taxes, **\$45.00** in fees and **\$3,676.49** 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 DIZ RESPEITO A DIREITOS LEGAIS IMPORTANTES E DEVE SER TRADUZIDO
IMEDIATAMENTE**

What you need to know:

1. Right now, you owe **\$20,109.37**. This amount reflects **\$15,231.71** of accumulated taxes, **\$60.00** in fees and **\$4,817.66** 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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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 **November 13, 2027**.
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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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Date of Advertisement: **October 23, 2026**
Date of Mailing (6053A): **October 23, 2026**
Date of Posting (6053A): **October 29, 2026**

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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

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IMEDIATAMENTE**

What you need to know:

1. Right now, you owe **\$40,951.64**. This amount reflects **\$31,081.12** of accumulated taxes, **\$60.00** in fees and **\$9,810.52** 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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What you need to know:

1. Right now, you owe **\$894.04**. This amount reflects **\$590.95** of accumulated taxes, **\$15.00** in fees and **\$288.09** 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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1. Right now, you owe **\$1,683.31**. This amount reflects **\$1,199.57** of accumulated taxes, **\$30.00** in fees and **\$453.74** 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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1. Right now, you owe **\$2,262.47**. This amount reflects **\$1,510.90** of accumulated taxes, **\$15.00** in fees and **\$736.57** 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
ADDITIONAL INFORMATION**
(G.L. c. 60, § 53)

McDonald, Joseph D & Madeleine
75 Ocean Drive
Hyannis MA. 02601
Parcel ID#245-128

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What you need to know:

1. Right now, you owe **\$291.23**. This amount reflects **\$185.70** of accumulated taxes, **\$15.00** in fees and **\$90.53** 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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1. Right now, you owe **\$4,801.85**. This amount reflects **\$4,153.29** of accumulated taxes, **\$45.00** in fees and **\$603.56** 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 **November 13, 2027**. If they haven't done a tax taking yet, they need to wait 12 months after the taking to start the court process.
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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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**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 **\$16,486.80**. This amount reflects **\$12,981.75** of accumulated taxes, **\$60.00** in fees and **\$3,445.05** 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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THUẬT NGAY**

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IMEDIATAMENTE**

What you need to know:

1. Right now, you owe **\$10,431.23**. This amount reflects **\$8,006.50** of accumulated taxes, **\$85.00** in fees and **\$2,339.73** 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
ADDITIONAL INFORMATION**
(G.L. c. 60, § 53)

Melissa C Scudder
47 Pitcher's Way
Hyannis, MA. 02601
Parcel ID#289-168

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What you need to know:

1. Right now, you owe **\$22,738.33**. This amount reflects **\$16,874.97** of accumulated taxes, **\$60.00** in fees and **\$5,803.36** 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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What you need to know:

1. Right now, you owe **\$524.82**. This amount reflects **\$338.84** of accumulated taxes, **\$15.00** in fees and **\$170.98** 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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1. Right now, you owe **\$20,977.02**. This amount reflects **\$15,981.18** of accumulated taxes, **\$60.00** in fees and **\$4,935.84** 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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1. Right now, you owe **\$267.61**. This amount reflects **\$154.58** of accumulated taxes, **\$45.00** in fees and **\$68.03** 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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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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INMEDIATAMENTE**

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AVI SA A AFEKTE DWA LEGAL KI ENPÒTAN 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 **\$6,993.68**. This amount reflects **\$5,252.22** of accumulated taxes, **\$60.00** in fees and **\$1,681.46** 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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IMEDIATAMENTE**

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1. Right now, you owe **\$15,917.78**. This amount reflects **\$12,566.86** of accumulated taxes, **\$60.00** in fees and **\$3,290.92** 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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What you need to know:

1. Right now, you owe **\$8,343.02**. This amount reflects **\$6,379.30** of accumulated taxes, **\$60.00** in fees and **\$1,903.72** 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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What you need to know:

1. Right now, you owe **\$16,061.76**. This amount reflects **\$12,711.16** of accumulated taxes, **\$60.00** in fees and **\$3,290.60** 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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1. Right now, you owe **\$9,211.49**. This amount reflects **\$5,983.14** of accumulated taxes, **\$15.00** in fees and **\$3,213.35** 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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What you need to know:

1. Right now, you owe **\$1,627.05**. This amount reflects **\$1,071.43** of accumulated taxes, **\$15.00** in fees and **\$540.62** 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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