



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), June (month)  
27th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Falmouth Town Hall, 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  
Falmouth, MA (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.

George M. Charos

Land in said Falmouth, with the buildings thereon, at 55 Fresh Pond Rd., shown as Lot 4-12- on Assessors'

Map 29, described in Barns. Deeds, B. 4591, P. 20.

.2024 taxes assessed on the property \$2,522.68

2024 unpaid balance, tax \$1,075.64 CPA \$32.28

Ms. Patricia O'Connell

Collector of Taxes

June 13,

20<sup>25</sup>

Town of Falmouth

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 \$1,475.43. This amount reflects \$1,300.43 of accumulated taxes, \$10.00 in fees and \$165.00 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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Marina L.Colon

Land in said Falmouth, with the buildings thereon, at 55 Maravista Ave, shown as Lot 13-35 on Assessors' Map 39, being Lots 35,36 and 37 on Ld.Ct.Pl. 4286-A, sh. 3, described in Barns Reg. Dist. Cert. of Title 167549.

.2024 taxes assessed on the property \$3,046.43

2024 unpaid balance, tax \$2,241.91    CPA \$58.26    NSF \$20.00    Betterment \$435.13

Ms. Patricia O'Connell

Collector of Taxes

June 13, \_\_\_\_\_, 20<sup>25</sup>

Town of Falmouth

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 \$3,463.00. This amount reflects \$3,288.00 of accumulated taxes, \$10.00 in fees and \$165.00 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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William P. Dillon and Cynthia P. Dillon

Land in said Falmouth, with the buildings thereon, at 21 Acorn Dr., shown as Lot 4-1-13 on Assessors' Map 14,  
described in Barns. Deeds, B. 28852, P. 146.

2024 taxes assessed on the property \$4,753.63

2024 unpaid balance, Tax \$4,615.17      CPA \$138.46

Ms. Patricia O'Connell

Collector of Taxes

June 13, \_\_\_\_\_, 20<sup>25</sup>

Town of Falmouth

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 \$5,924.79. This amount reflects \$5,749.79 of accumulated taxes, \$10.00 in fees and \$165.00 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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Elizabeth A. Dowd, Trustee of the Sheila A. Dowd Irrevocable Trust.

Land in said Falmouth, with the buildings thereon, at 6 Judy Ann Dr., shown as Lot 49-1-26 on Assessors' Map 33,  
described in Barns. Deeds, B. 28578, P. 64.

2024 taxes assessed on the property \$2,525.91

2024 unpaid balance, Tax \$2,452.34 CPA \$73.57

Ms. Patricia O'Connell

Collector of Taxes

June 13,

, 20<sup>25</sup>

Town of Falmouth

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1. Right now, you owe 3,230.72. This amount reflects \$3,055.72 of accumulated taxes, \$10.00 in fees and \$165.00 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), June (month)  
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at Falmouth Town Hall, 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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Staci L. Enneguess

Land in said Falmouth, with the buildings thereon, at 350 Falmouth Woods Dr., shown as Lot 1-29-102 on Assessors' Map 11, described in Barns. Deeds, B. 27765, P. 138.

2024 taxes assessed on the property \$8,419.27

2024 unpaid balance, Tax \$2,353.39 CPA \$65.12

Ms. Patricia O'Connell

Collector of Taxes

June 13, 2025

Town of Falmouth

Name of City or Town

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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 \$2,898.91. This amount reflects \$2,733.91 of accumulated taxes, \_\_\_\_\_ in fees and \$165.00 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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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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M. Patricia Fallon, Trustee of the M. Patricia Fallon Trust

Land in said Falmouth, with the building thereon, at 48 Garnet Ave, shown as Lot 3-5-29 on Assessors' Map 2A, described in Barns. Deeds, B. 8462, P. 238.

2024 taxes assessed on the property \$4,118.43

2024 unpaid balance, Tax \$2,050.11 CPA \$60.85

Ms. Patricia O'Connell

Collector of Taxes

June 13, \_\_\_\_\_, 20<sup>25</sup>

Town of Falmouth

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

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1. Right now, you owe \$2,653.82. This amount reflects \$2,478.82 of accumulated taxes, \$10.00 in fees and \$165.00 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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Estate of Marion Frazer Garland

Land in said Falmouth, with the buildings thereon, at 444 Davisville Road, shown as Lot 12-27A on Assessors' Map 40, described in Barns. Deeds, B. 28109, P. 287 and Barns. Prob 20P0736

2024 taxes assessed on the property \$5,165.67

2024 unpaid balance, Tax \$3,653.89 CPA \$109.62

Ms. Patricia O'Connell

Collector of Taxes

June 13, 2025

Town of Falmouth

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

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IMEDIATAMENTE

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1. Right now, you owe \$4,666.12. This amount reflects \$4,491.12 of accumulated taxes, \$10.00 in fees and \$165.00 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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Patti B. Haney

Land in said Falmouth, with the buildings thereon, at 192 Elm Rd, shown as Lot 1-7-C on Assessors' Map 47,  
described in Barns. Deeds, B. 10031, P. 30.

2024 taxes assessed on the property \$8,799.61

2024 unpaid balance, Tax \$6,498.58 CPA \$194.96

Ms. Patricia O'Connell

Collector of Taxes

June 13,

20<sup>25</sup>

Town of Falmouth

Name of City or Town

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IMEDIATAMENTE

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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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**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), June (month)  
27th (date), 20 25 (year) at 9:00 (time) o'clock A. M (AM or PM),  
at Falmouth Town Hall, 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  
Falmouth, MA (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.

Walter C. Juskiewicz and Linda R. Juskiewicz

Land in said Falmouth, with the buildings thereon, at 3 Viber Lane, shown as Lot 10-1A-8 on Assessors' Map 21,  
described in Barns. Deeds, B. 3517, P. 254.

2024 taxes assessed on the property \$3,250.37

2024 unpaid balance, Tax \$756.53

Ms. Patricia O'Connell

Collector of Taxes

June 13,

20<sup>25</sup>

Town of Falmouth

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 \$1,049.92. This amount reflects \$874.92 of accumulated taxes, \$10.00 in fees and \$165.00 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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