

David A. DeLuca, Esq.
ddeluca@mhtl.com

October 18, 2021

Gayle Lowry
Treasurer/Collector
Town of Hanover
550 Hanover Street
Hanover, MA 02339

**Re: Case No. 15 TL 000910
Town of Hanover v. Jean W. Clark, et al.
Locus: Webster Street, Hanover, Massachusetts (Map 09, Parcel 41)**

Dear Gayle,

We have received the Judgment issued by Land Court with respect to the above captioned case. This document has been recorded with the Plymouth County Registry of Deeds in Book 55849, Page 307, a copy of which has been enclosed for your file. We are also enclosing a check in the amount of \$208.43 made payable to the Town of Hanover for excess funds in this case.

Kindly update your records to reflect the Town of Hanover's ownership of this parcel and add it to the Town's liability insurance. Please note that the provisions of MGL c. 60, §69A afford any interested party to request relief from judgment within one year, however notwithstanding this provision, judgment remains final without impairment of the Town of Hanover's ownership interest.

Please do not hesitate to contact me if you had any questions. Thank you.

Very truly yours,


David A. DeLuca

Enclosures

[SEAL]

**JUDGMENT
IN TAX LIEN CASE**

DOCKET NUMBER
15 TL 000910

Commonwealth of Massachusetts
Land Court
Department of the Trial Court



CASE NAME

Town of Hanover

Plaintiff(s)

v

Jean W. Clark

Defendant(s)

After consideration by the Court, it is **ADJUDGED** and **ORDERED** that all rights of redemption are forever foreclosed and barred under the following instruments:

Land Type	Instrument Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	04/23/2004	28130	350		

This Judgment must be recorded and/or registered by the Plaintiff in the appropriate Registry of Deeds and/or Registration District pursuant to G. L. c. 60, § 75.

*** Electronic Recording ***

Doc#: 00117604

Bk: 55849 Pg: 307 Page: 1 of 1

Recorded: 10/15/2021 01:44 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson

DATE ENTERED: 10/13/2021

RECORDER: Deborah J. Patterson

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

THE COMMONWEALTH OF MASSACHUSETTS

LAND COURT DEPARTMENT OF THE TRIAL COURT
3 PEMBERTON SQUARE - ROOM 507
BOSTON, MA 02108



34548

10/14/2021

PAY TO THE ORDER OF

Town of Hanover

\$

208.43

*TWO HUNDRED EIGHT AND 43 / 100 DOLLARS

Town of Hanover
C/o Murphy, Hesse, Toomey & Lehane
300 Crown Colony Drive, Suite 410
Quincy, MA 02269-9126

VOID AFTER 90 DAYS

34548

AUTHORIZED SIGNATURE

MEMO

⑈034548⑈ ⑆221172186⑆ 8899995276⑈

LAND COURT DEPARTMENT OF THE TRIAL COURT

34548

Date	Case Number	On Behalf of	Description	Amount
10/14/2021	15 TL 000910	Town of Hanover	Case: 15 TL 000910 Land Court overpayment refund d	\$208.43

LAND COURT DEPARTMENT OF THE TRIAL COURT

34548

Check: 34548 10/14/2021 Town of Hanover Check Amount: \$208.43

58757

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
04 MAY 2004 03:32PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 20130 Pg 350

[This Instrument Not Valid Unless Recorded Within 60 Days Of The * Date Of Taking]
State Tax - Form 301 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF HANOVER
NAME OF THE CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

I, Joan T. Port, Collector of Taxes for the Town of Hanover pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby take for said town the following described land:

DESCRIPTION OF LAND

[The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registry volume and Page must be given.]

A parcel of land located at Webster Street and structures, if any, shown on Assessors Map:09 Parcel:41 Lot:0 recorded in Plymouth County Registry Of Deeds, Book: Page:
BOOK 5724, PAGE 245

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to Ford Benjamin W Estate Of for the year 2003, which were not paid within fourteen days after demand therefor made upon taxpayer on 5/7/2003, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law.

2003 PROPERTY TAX REMAINING UNPAID.....	754.74
UTILITY LIENS.....	
INTEREST (TO THE DATE OF TAKING).....	107.55
INCIDENTAL EXPENSES AND COSTS (TO THE DATE OF TAKING)....	29.69
SUM FOR WHICH LAND IS TAKEN.....	891.98

Witness my hand and seal this 23rd day of April, 2004
Joan T. Port Collector of Taxes for the Town of Hanover.

THE COMMONWEALTH OF MASSACHUSETTS
Plymouth, SS.
ROBERT C. SHEA
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires June 13, 2008
4/23/04
Then personally appeared the above named Joan T. Port and acknowledged to be his/her free act and deed as the Collector of Taxes before me,
My commission expires JUNE 13, 2008
Robert C. Shea
Notary Public, Justice of the Peace

_____, 19____, at _____ o'clock and _____ minutes _____ M. Received and entered with _____ Registry of Deeds.
Book _____, Page _____, Document No. _____, Certificate of Title No. _____

Attest: _____ Register

Return to:
Joan T. Port
Hanover Town Hall
550 Hanover St.
Hanover, MA 02339

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

The undersigned hereby represent(s): Town of Hanover

that the land hereinafter described was taken on April 23, 2004 for non-payment of taxes by the City of/ Town of Hanover in the County of Plymouth by instrument dated April 23, 2004 and recorded or registered on May 4, 2004 (if registered) as Doc. No. Cert. No. (if recorded) Book 28130 Page 350;

that (A) more than two years from the date of sale/taking (if before November 24, 1971), or (B) more than six months from the date of said sale/taking (if after November 24, 1971) have elapsed and no redemption has been made;

that the proceedings aforesaid have been conducted according to law;

that the deed was recorded within 60 days from date of sale;*

that the assessed value of said land and buildings is \$ 104,400.00;

that said land is described as a certain parcel of land situate in Hanover County of Plymouth and said Commonwealth, bounded:

(Description must be same as in tax deed)

A parcel of land located at Webster Street and structures, if any, shown on Assessors Map: 09 Parcel: 41 Lot: 0 recorded in Plymouth County Registry Of Deeds, Book: 5724 Page: 245

that the following are the names and addresses of all persons known to the undersigned who have any interest in said land other than the plaintiff, to wit:

Table with 3 columns: Name, Address, Nature of Interest. Row 1: Jane W. Clark, 415 Winter Street, Hanover, MA 02339, Owner

Wherefore your plaintiff(s) pray(s) that the rights of all persons entitled to redeem from said proceedings may be foreclosed; that said Court enter a judgment that the title of the plaintiff to said land under said proceedings is absolute and that all rights of redemption are barred; and for such other and further relief as may seem meet and proper to said Court.

Name Janine Smith, Treasurer/Collector for Town of Hanover Street Town of Hanover, 550 Hanover Street City or Town Hanover, MA 02339

On this day of personally appeared before me the within named Janine Smith known to me to be the signer of the foregoing complaint, and made oath that the statements therein contained so far as made of her own knowledge are true and so far as made upon information and belief that she believe them to be true.

Before me,

*(see over)

Notary Public