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*Division of Finance*

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## MEMORANDUM

TO: Board of Selectmen

FROM: John Sousa, Jr., Finance Director

CC: Paul E. Cohen, Town Manager; Michael McCall, Asst. Town Manager

DATE: November 5, 2019

RE: **Motion to Vacate Foreclosure Judgment for 71 Princeton St. Unit 115**

*Background:*

In September 2019, the Land Court issued a final decree foreclosing the Town's tax lien case No. 17 TL 000427 against Carl F. Krystyniak for unpaid property taxes, interest, and special assessments covering FY15- FY19 on the condominium property located at 71 Princeton St., Unit 115, North Chelmsford. My office was notified of this judgment in October 2019.

The former owner was served with a formal 30-day eviction notice on October 15, 2019. Mr. Krystyniak met with me on October 18<sup>th</sup> to discuss the matter. On November 4, 2019, my office received a full tax title redemption payment of \$22,862.88 and a payment of \$1,397.68 for the first two quarters of FY20. Since the Town has received full payment, our foreclosure counsel will return to Land Court and seek to vacate the foreclosure of this property. Essentially, the Town is petitioning the Court to return this town-owned property to Carl F. Krystyniak in consideration of payment of all outstanding taxes.

In consideration of full payment of all outstanding taxes, interest, and other charges owed to the Town, I hereby request the Board vote the following:

**Motion:** "To vacate the final judgment covering the tax taking made against Carl F. Krystyniak for unpaid taxes covering the property at 71 Princeton St., Unit 115, North Chelmsford, upon payment of all taxes, interest, and charges due as provided under MGL 60:69."