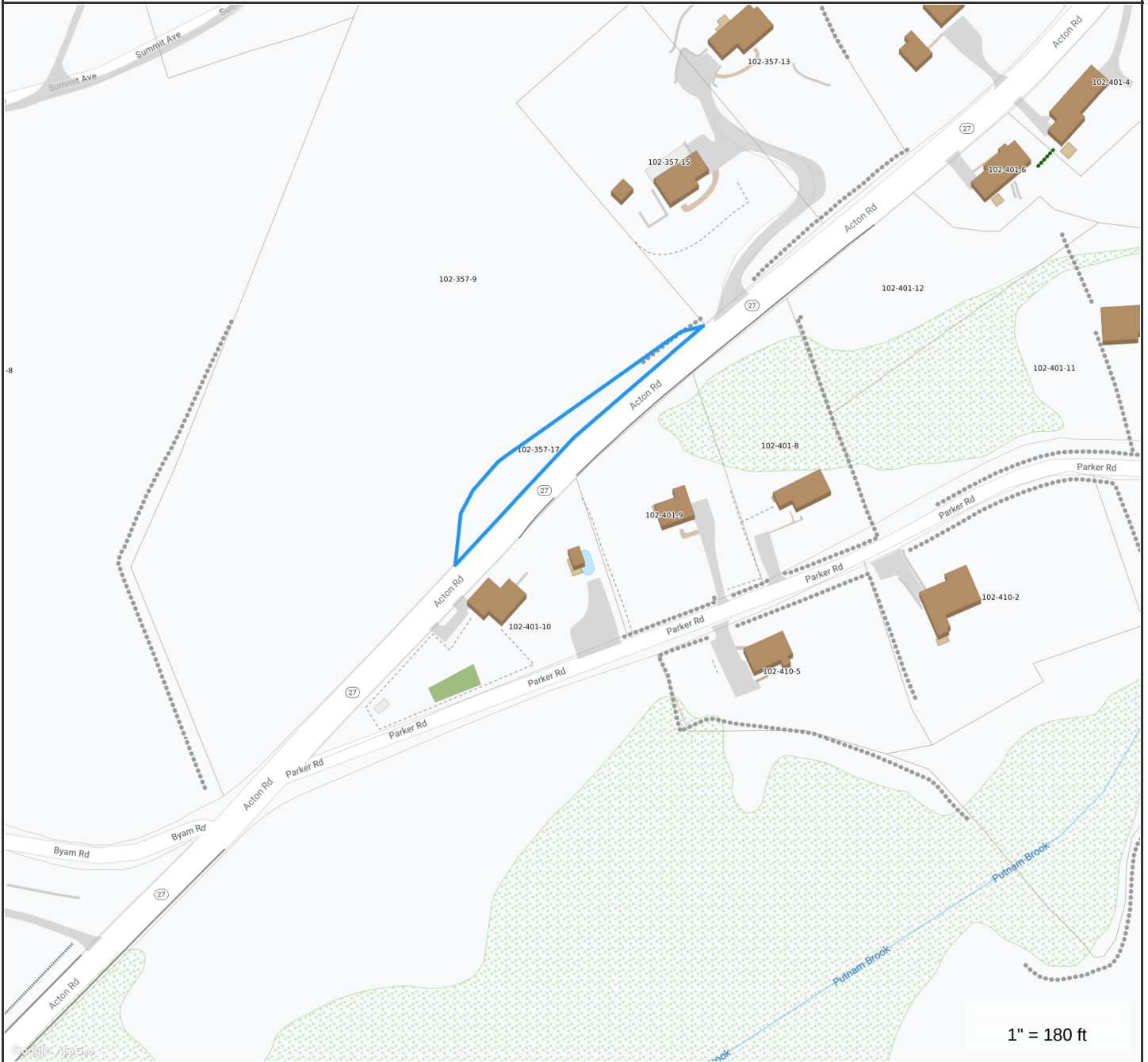


Parce 102-357-17



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Chelmsford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/01/2018
Data updated 11/18/2018




John Sousa, Jr.
Finance Director/Treasurer

Division of Finance
50 Billerica Road
Chelmsford, MA 01824
jsousa@townofchelmsford.us

Telephone (978) 244-3390
Fax: (978) 256-5545

MEMORANDUM

TO: Paul Cohen, Town Manager

FROM: John Sousa, Finance Director/ Tax Title Custodian 

CC: Board of Selectmen, Frank Reen, Darlene Lussier

DATE: December 19, 2019

RE: **Acton Rd. – Chelmsford Children’s School Inc.**
Foreclosed land parcel
(Parcel Identifier: 102/357/17)

My office was recently notified that the Land Court issued a foreclosure judgment dated November 22, 2019 on a land parcel (Parcel ID No. 102/357/17) formerly owned by the defunct Chelmsford Children’s School, Inc. and Ronald Wetmore. The judgment has been sent to the Middlesex North Registry of Deeds for recording.

This foreclosure case (No. 17 TL 000426) was filed for unpaid property taxes, interest, and fees totaling \$1,885.81 for FY2015 – FY2019. This amount does not include final court costs and legal fees. This parcel of land contains approximately 5,569 sq. ft., has an assessed value of \$15,100, and is located along Acton Rd. Since this parcel is long, narrow, and irregularly shaped, it is doubtful that it would generate much interest at a future public auction.

From research on GIS, it appears this parcel directly abuts a larger 8.85 acre parcel of Town-owned Conservation land (Parcel ID No. 102/357/9).

Land Court costs \$985.73

Legal Fees \$2,227.08

[SEAL]

RE: Acton Rd (bldgs), Parcel: 102/357/17

**JUDGMENT
IN TAX LIEN CASE**

DOCKET NUMBER
17 TL 000426

Commonwealth of Massachusetts
Land Court
Department of the Trial Court



CASE NAME

Town of Chelmsford

, Plaintiff(s)

v.

Chelmsford Children's School, Inc.

, Defendant(s)

Upon consideration by the Court of the following deed(s), it is ADJUDGED

Land Type	Instrument or Tax Taking Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	06/01/2016	30099	89		

that the rights of redemption held by the following Defendants are forever foreclosed and barred:
Chelmsford Children's School, Inc.

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

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

DATE ENTERED:

11/22/2019

RECORDER: Deborah J. Patterson

Deborah J. Patterson

DATE ENTERED: 11/22/2019

RECORDER: Deborah J. Patterson