



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 HƯỜNG 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 Monday (day), February (month)  
9th (date), 20 26 (year) at 12:00 (time) o'clock PM (AM or PM),  
at Billerica Town Hall, 365 Boston Rd., Room # 115 (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  
Billerica (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.

Philip Tripodi  
Margaret A. Tripodi  
18 Pinehurst Ave.  
Billerica, MA 01821

## 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.

**OWNER OF RECORD: PHILIP TRIPODI & MARGARET A. TRIPODI**

**FISCAL YEAR: 2025 BILL # 14894**

**ASSESSED TAX: \$6,517.12 UNPAID TAX BALANCE: \$1,890.62**

**LOCATION: 18 PINEHURST AVE.**

**CONTAINING: .230 ACRES MORE OR LESS, ASSESSOR'S MAP 99 PARCEL 223**

**RECORDED IN REGISTRY OF DEEDS, BOOK 2766, PAGE 211**

Elaine Russo

Collector of Taxes

January 16, 20 26 Town of Billerica

Name of City or Town

**THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE**