



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 Thursday (day), October (month)
30 (date), 20 25 (year) at 1:00 (time) o'clock PM (AM or PM),
at 210 Central Street Hingham, Ma 02043 (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
Hingham (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.

LEGAL NOTICE
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF HINGHAM
OFFICE OF THE COLLECTOR OF TAXES
NOTICE OF TAX TAKING

To the owners of the hereinafter described parcels of Land situated in HINGHAM in the county of PLYMOUTH and the Commonwealth of Massachusetts and to all others concerned: You are hereby notified that on Thursday, October 30, 2025 Pursuant to the provisions of General Laws Chapter 60, Section 53 as amended, and by virtue of the authority vested

In me as Collector of Taxes - Lori-Ann Wagner

It is my intention to take for HINGHAM the following Parcels of land for non-payment after demand of the taxes Due thereon, with interest and all incidental expenses and Costs to the date of taking unless the same shall have been paid before that date.

COLLINS JAMES L III,
BUILDING located at 16 RHODES PLACE in Hingham shown on Assessor's Map 0470001600300, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS - Book/Page 33227/0118. For FY-2022 Tax Assessed \$6,237.85 Tax Due \$5,009.76. plus Int & fees

CPC 156 EAST LLC, c/o Ryan Sillery
LAND located at 220 SUMMER STREET in Hingham containing 1.250 ACRES shown on Assessor's Map 0640000000800, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS - Book/Page 53815/110. For FY-2024 Tax Assessed \$5,927.31 Tax Due \$4,218.20 plus Int & fees.

DERBY-HINGHAM NOMINEE TRUST,
PROUTY JORDAN S & FITCH JAMES W TRUSTEE,
BUILDING located at 62 DERBY STREET in Hingham shown on Assessor's Map 1950000300310, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS - Book/Page 15534/0205. For FY-2024 Tax Assessed and Due \$3,748.76 plus Int & fees.

HINGHAM LOBSTER POUND INC,
LAND & BUILDING located at 4 BROAD COVE ROAD in Hingham containing 2,613.000 SQ FT shown on Assessor's Map 0390000000020, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS- Book/Page 12088/0119. For FY-2024 Tax Assessed \$2,645.28 Tax Due \$567.01 plus Int & fees.

HOUGHTON CHARLES A & JUNE C, c/o Charles M Houghton
LAND & BUILDING located at 136 FORT HILL STREET in Hingham containing 18,319.000 SQ FT shown on Assessor's Map 08700000000210, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS - Book/Page 3394/0617. For FY-2023 Tax Assessed and Due \$2,708.51 plus Int & fees.

INTOCCIA BUILDERS, CORP, C/O CHRISTINA ESTATES HOA,
Subsequent Owner: INTOCCIA BUILDERS, CORP,
C/O MICHAEL INTOCCIA, LAND located at HILL TOP ROAD in Hingham containing 1.130 ACRES shown on Assessor's Map 04800000002150, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS

- Book/Page 19089/283.

For FY-2024 Tax Assessed and Due \$329.84 plus Int & fees.

M & D LAND DEVELOPMENT, LLC, C/O MICHAEL INTOCCIA,
LAND located at 4 KERRI LANE (f/k/a 101 Gardner Street)
in Hingham containing 1.150 ACRES shown on Assessor's
Map 1890000000050, recorded at PLYMOUTH COUNTY REGISTRY OF
DEEDS- Book/Page 56400/246. For
FY-2024 Tax Assessed and Due \$7,014.26 plus Int & fees.

M & D LAND DEVELOPMENT, LLC, C/O MICHAEL INTOCCIA,
LAND located at 6 KERRI LANE (f/k/a 101 Gardner Street)
in Hingham containing 1.880 ACRES shown on Assessor's
Map 1890000000080, recorded at PLYMOUTH COUNTY REGISTRY OF
DEEDS - Book/Page 56400/246.
For FY-2024 Tax Assessed and Due \$7,014.26 plus Int & fees.

M & D LAND DEVELOPMENT, LLC, C/O MICHAEL INTOCCIA,
LAND located at 1 KERRI LANE (f/k/a 101 Gardner Street)
in Hingham containing 1.150 ACRES shown on Assessor's
Map 1890000000090, recorded at PLYMOUTH COUNTY REGISTRY OF
DEEDS - Book/Page 56400/246.
For FY-2024 Tax Assessed and Due \$7,014.26 plus Int & fees.

M & D LAND DEVELOPMENT, LLC, C/O MICHAEL INTOCCIA,
LAND located at KERRI LANE (f/k/a 101 Gardner Street)
in Hingham containing 12,407.000 SQ FT shown on Assessor's
Map 1890000000120, recorded at PLYMOUTH COUNTY REGISTRY OF
DEEDS - Book/Page 56400/246.
For FY-2024 Tax Assessed and Due \$300.55 plus Int & fees.

M & D LAND DEVELOPMENT, LLC, C/O MICHAEL INTOCCIA,
LAND located at KERRI LANE (f/k/a 101 Gardner Street)
in Hingham containing 20,949.000 SQ FT shown on Assessor's
Map 1890000000170, recorded at PLYMOUTH COUNTY REGISTRY OF
DEEDS - Book/Page 56400/246.
For FY-2024 Tax Assessed and Due \$314.65 plus Int & fees.

MALONEY LAWRENCE F & JUNE A MALONEY,
LAND & BUILDING located at 118 HOBART STREET in Hingham
containing 15,093.000 SQ FT shown on Assessor's Map
1070000000170, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS
- Book/Page 5552/0186.
For FY-2024 Tax Assessed and Due \$6,759.88 plus Int & fees.

SCULLY ARTHUR J ET ALS,
Dr. Jennifer O'Shea, Daniel O'Shea, Dr Elizabeth Speed,
Kathleen Buckley, Diedre Clark, Kara Z Buckley,
Mortimer Buckley Jr. Elizabeth Scully, Sean M Scully,
Charles W Scully,
LAND & BUILDING located at 50 THAXTER STREET in Hingham
containing 20,449.000 SQ FT shown on Assessor's Map
0600000000020, recorded at PLYMOUTH COUNTY REGISTRY OF DEEDS
- Book/Page 4638/0065.
For FY-2023 Tax Assessed and Due \$7,003.73 plus Int & fees.