



IMPORTANT NOTICE
DO NOT DISCARD

May 21, 2025

Via Certified Mail

Robert K. Legon
120 Main Street
Malden, MA 02148

RE: Property Address: 26 Central Avenue, Malden, MA 02148
Massachusetts Land Court Case No.: 22 TL 000346

Dear Mr. Legon:

As you are aware, this office represents the City of Malden Treasurer's Office relative to the tax title litigation and foreclosure action with the Massachusetts Land Court associated with the above-referenced parcel. Attached, please find a copy of the Final Judgment issued by the Massachusetts Land Court. See **Exhibit A**.

As you are also aware, a Tax Lien Complaint to foreclose your rights of redemption was filed on March 31, 2022. A Title Examination Report commissioned directly by the Land Court was filed on June 14, 2022 naming John L. Legon and Norma K. Legon as the record owners of the property. Following the Land Court's request that the City of Malden submit additional due diligence, you were determine to be the sole party with an ownership interest in the property. Citations were issued via publication on February 21, 2024 and via certified mail, directly from the Land Court, on February 12, 2024. At that time, you were again informed of the pending Complaint and your rights and responsibilities as a respondent. No Answer was received by the April 1, 2024 deadline imposed by the Land Court. After waiting over three weeks for any potential late answers, the City then filed a Motion for General Default on April 25, 2024. The Land Court allowed the City's Motion for General Default on May 20, 2025 and entered Final Judgment in favor of the City of Malden.

The City of Malden is now the owner of the above-referenced property by virtue of the attached Final Judgment. Pursuant to M.G.L. c. 60 § 64A, the City will make it's election as to sell or retain the property for municipal use within fourteen (14) days.

Please do not hesitate to contact my office should you wish to discuss this matter further.

Very truly yours,

/s/ Anthony Brunco
Anthony Brunco

Exhibit A

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

| | |
|--|----------------|
| Document Number | : 55116 |
| Document Type | : NOT |
| Recorded Date | : May 20, 2025 |
| Recorded Time | : 02:27:47 PM |
| Recorded Book and Page | : 84115 / 548 |
| Number of Pages(including cover sheet) | : 2 |
| Receipt Number | : 3088176 |
| Recording Fee | : \$105.00 |

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

[SEAL]

**JUDGMENT
IN TAX LIEN CASE**

DOCKET NUMBER

22 TL 000346

**Massachusetts
Trial Court
Land Court Department**

CASE NAME

City of Malden

, Plaintiff(s)

v.

John L. Legon, et al.

, 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 | 07/07/2021 | 78491 | 316 | | |
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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. This judgment does not limit any party's right to claim excess equity under G.L. c. 60, § 64A.

By the Court: Deborah J. Patterson

Attest:

DATE ENTERED: 05/20/2025

RECORDER: Deborah J. Patterson