



**D'Ambrosio LLP**  
**C O U N S E L O R S   A T   L A W**

185 Devonshire Street, 2<sup>nd</sup> Floor  
Boston, Massachusetts 02110  
T: (617) 720-5657  
F: (617) 723-4967  
www.dambrosiollp.com

May 14, 2025

**Via Certified Mail**

Yuanyuan Z. Tse  
Kwok Chong Tse  
42 Crescent Avenue  
Malden, MA 02148

**RE:   Property Address: 42 Crescent Avenue, Malden, MA  
         Massachusetts Land Court Case No.: 24 TL 000383**

Dear Property Owners:

As you are aware, this office represents the City of Malden Treasurer's Office relative to its 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 Judgement 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 June 4, 2024. A Title Examination Report commissioned directly by the Land Court was filed on June 17, 2024, naming the above-listed parties as owners of the property. Citations issued on August 13, 2024 via Deputy Sheriff and were duly served by the Middlesex Deputy Sheriff's Office on September 23, 2024. At that time, each party was again informed of the pending Complaint and their rights and responsibilities as respondents. No Answer was received by the October 7, 2024 deadline imposed by the Land Court. The City then filed a Motion for General Default on October 8, 2024. The Land Court allowed the City's Motion for General Default on April 30, 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 contact this office upon receipt of this letter so that we may further discuss this matter.

Very truly yours,

/s/ Joseph R. Basteri  
Joseph R. Basteri

# EXHIBIT – A

[SEAL]

**JUDGMENT  
IN TAX LIEN CASE**

DOCKET NUMBER  
24 TL 000383

**Massachusetts  
Trial Court  
Land Court Department**



CASE NAME

City of Malden

, Plaintiff(s)

v.

Yuanyuan Z. Tse, 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	10/30/2023	82214	210		

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:

A TRUE COPY  
ATTEST:

*Deborah J. Patterson*  
RECORDER

*Deborah J. Patterson*

DATE ENTERED: 04/30/2025

RECORDER: Deborah J. Patterson