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May 14, 2025

Via Constable Service and Electrical Delivery (wanmc210@hotmail.com)

Kim Chee Ng
Wan Sen Ma
Wan Hong Ma
Yan Xia Cain Ng
40 Wentworth Street
Malden, MA 02148

**RE: Property Address: 40-42 Wentworth Street, Malden, MA
Massachusetts Land Court Case No.: 22 TL 000343**

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 March 30, 2022. A Title Examination Report commissioned directly by the Land Court was filed on April 14, 2022, naming the above-listed parties as owners of the property. Citations issued on March 18, 2024 via Deputy Sheriff and were duly served by the Middlesex Deputy Sheriff's Office on April 22, 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 May 13, 2024 deadline imposed by the Land Court. As a courtesy, the City waited until June 20, 2024, nearly a month after the deadline to file an Answer, to file its Motion for General Default. The Land Court allowed the City's Motion for General Default on May 6, 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

22 TL 000343

**Massachusetts
Trial Court
Land Court Department**



CASE NAME

City of Malden

, Plaintiff(s)

v.

Kim Chee Ng, 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	78421	125		

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: 05/07/2025

RECORDER: Deborah J. Patterson