

21 TL 000206 Tallage Brooks, LLC v. Lamore, Nathaniel A. , et al.

- Case Type:
 - Tax Lien
- Case Status:
 - Closed
- File Date:
 - 03/04/2021
- DCM Track:
 -
 -
- Initiating Action:
 - Tax Lien - one tax taking
- Status Date:
 - 04/13/2023
- Case Judge:
 -
 -
- Next Event:
 -
 -

Property Information

Aspen Street
Ware
RECORD

All Information Party Event Docket Financial Checks Receipt Disposition

Party Information

Tallage Brooks, LLC
- Plaintiff

Party Attorney

- Attorney
- Hill, Esq., Daniel C
- Bar Code
- 644885
- Address
- Hill Law
- 6 Beacon St
- Suite 600
- Boston, MA 02108
- Phone Number
- (617)494-1220

[More Party Information](#)

Lamore, Nathaniel A.
- Defendant

Party Attorney

[More Party Information](#)

Richard, Jacob J.
- Defendant

Party Attorney






- Attorney
- Sanborn, Esq., David W
- Bar Code
- 440300
- Address
- Law Office of David W. Sanborn
- 185 Belmont Ave
- Springfield, MA 01108
- Phone Number
- (413)734-2156




[More Party Information](#)








Events












<u>Date</u>	<u>Session</u>	<u>Location</u>	<u>Type</u>	<u>Event Judge</u>	<u>Result</u>
12/29/2022 02:00 PM	Tax Session	Courtroom 403 - Fourth Floor	Entry of Finding and Payment of Legal Fees.	Patterson, Deborah J.	Held via video
03/30/2023 02:00 PM	Tax Session	Courtroom 403 - Fourth Floor	Motion for Judgment	Patterson, Deborah J.	Held via video







Docket Information

<u>Docket Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Image Avail.</u>
03/04/2021	Complaint filed.		
03/04/2021	Case assigned to the Tax Track per Land Court Standing Order 1:04.		Image
03/04/2021	Land Court filing complaint tax Receipt: 421383 Date: 03/05/2021	\$200.00	
03/04/2021	Land Court initial deposit tax Receipt: 421383 Date: 03/05/2021	\$300.00	
03/04/2021	Land Court surcharge Receipt: 421383 Date: 03/05/2021	\$15.00	
03/15/2021	Ronald Nacamuli, Esq. appointed as Title Examiner.		
04/08/2021	Report filed by Ronald Nacamuli, Esq..		
04/12/2021	Land Court examiner costs	\$150.00	Image
05/06/2021	Notice of Filing of Complaint received.		
01/27/2022	Request to issue citations, filed.		
03/07/2022	Citation issued as to the land described as: A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.. Returnable 05/02/2022.		Image
03/07/2022	Land Court notices mailing - Certified Mail Issue Date: 03/07/2022 Service: Service Method: Certified Mail Cost Per: 12.33 Nathaniel A. Lamore Mailing Address 29 Aspen Street Apt. 1 Ware, MA 01082 Tracking Number: 71901706197000990655 Jacob J. Richard Mailing Address 10331 SW Waterway LN Port Saint Lucie, FL 34987 Tracking Number: 71901706197000990662 Nathaniel A. Lamore Mailing Address 30 Indian Leap Street Indian Orchard, MA 01151 Tracking Number: 71901706197000990679 Receipt: 428932 Date: 03/07/2022	\$36.99	
03/24/2022	Successful Service Method : Certified Mail Issued : 03/07/2022 Service : Service Served : 03/19/2022 Return : 03/21/2022 On : Lamore, Nathaniel A. Signed By : Reason : Successful Comment : Tracking #: 71901706197000990655		 Image
03/24/2022	Unsuccessful Service. Method : Certified Mail Issued : 03/07/2022 Service : Service		 Image

<u>Docket Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Image Avail.</u>
	Served : Return : 03/23/2022 On : Lamore, Nathaniel A. Signed By : Reason : Unsuccessful Comment : attempted - not known Tracking #: 71901706197000990679		
04/01/2022	Unsuccessful Service. Method : Certified Mail Issued : 03/07/2022 Service : Service Served : Return : 03/31/2022 On : Richard, Jacob J. Signed By : Reason : Unsuccessful Comment : unable to forward Tracking #: 71901706197000990662		 Image
08/04/2022	Request to issue Special Citation, filed		
08/08/2022	Special Citation issued as to land described as: A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.. Returnable 10/03/2022.		
08/08/2022	Land Court notices mailing - Certified Mail Issue Date: 08/08/2022 Service: Service Method: Certified Mail Cost Per: 12.82 Nathaniel A. Lamore Mailing Address P.O Box 157 Agawam, MA 01001 Tracking Number: 71901706197000999917 Nathaniel A. Lamore Mailing Address 4448 27th CT SW Naples, FL 34116 Tracking Number: 71901706197000999924 Jacob J. Richard Mailing Address 10482 SW Ashlyn Way Port Saint Lucie, FL 34987 Tracking Number: 71901706197000999931 Jacob J. Richard Mailing Address P.O Box 580 West Brookfield, MA 01585 Tracking Number: 71901706197000999948 Receipt: 433100 Date: 08/08/2022	\$51.28	
08/19/2022	Unsuccessful Service. Method : Certified Mail Issued : 08/08/2022 Service : Service Served : Return : 08/17/2022 On : Richard, Jacob J. Signed By : Reason : Unsuccessful Comment : vacant Tracking #: 71901706197000999948		 Image
08/25/2022	Unsuccessful Service. Method : Certified Mail Issued : 08/08/2022 Service : Service Served : Return : 08/24/2022 On : Lamore, Nathaniel A. Signed By : Reason : Unsuccessful Comment : attempted - not known Tracking #: 71901706197000999924		 Image

<u>Docket Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Image Avail.</u>
08/26/2022	Request to issue Special Citation, filed		
08/29/2022	Special Citation issued as to land described as: A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.. Returnable 10/24/2022.		
08/29/2022	Land Court notices mailing - Certified Mail Issue Date: 08/29/2022 Service: Service Method: Certified Mail Cost Per: 12.82 Nathaniel A. Lamore Mailing Address 14 Albee Street Springfield, MA 01129 Tracking Number: 71901706197001000759 Receipt: 433679 Date: 08/29/2022	\$12.82	
09/09/2022	Unsuccessful Service. Method : Certified Mail Issued : 08/08/2022 Service : Service Served : Return : 09/08/2022 On : Lamore, Nathaniel A. Signed By : Reason : Unsuccessful Comment : Return to Sender Unclaimed Unable to Forward Tracking #: 71901706197000999917		 Image
09/23/2022	Letter from attorney Finnegan, received.		 Image
09/23/2022	Successful Service Method : Certified Mail Issued : 08/08/2022 Service : Service Served : 08/17/2022 Return : 09/23/2022 On : Richard, Jacob J. Signed By : Reason : Successful Comment : Tracking #: 71901706197000999931		 Image  Image
09/26/2022	Request to issue Special Citation, filed		
10/03/2022	Special Citation issued as to land described as: A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.. Returnable 11/28/2022.		
10/03/2022	Land Court notices mailing - Certified Mail Issue Date: 10/03/2022 Service: Service Method: Certified Mail Cost Per: 12.82 Nathaniel A. Lamore Mailing Address PO Box 1044 Southwick, MA 01077 Tracking Number: 71901706197001002951 Receipt: 434696 Date: 10/03/2022	\$12.82	
10/03/2022	Answer of Jacob J. Richard filed.		 Image
10/05/2022	Unsuccessful Service. Method : Certified Mail Issued : 08/29/2022 Service : Service Served : Return : 10/05/2022 On : Lamore, Nathaniel A. Signed By : Reason : Unsuccessful Comment : Tracking #: 71901706197001000759		 Image  Image

<u>Docket Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Image Avail.</u>
10/11/2022	Request to issue Special Citation, filed		
10/12/2022	Special Citation issued as to land described as: A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.. Returnable 12/05/2022.		
10/12/2022	Land Court notices mailing - Certified Mail Issue Date: 10/12/2022 Service: Service Method: Certified Mail Cost Per: 12.82 Nathaniel A. Lamore Mailing Address C/O Kristi Nagy PO Box 1044 Southwick, MA 01077 Tracking Number: 71901706197001004566 Receipt: 435019 Date: 10/13/2022	\$12.82	
10/13/2022	Unsuccessful Service. Method : Certified Mail Issued : 10/03/2022 Service : Service Served : Return : 10/13/2022 On : Lamore, Nathaniel A. Signed By : Reason : Unsuccessful Comment : Return to Sender Attempted - Not Known Unable to Forward Tracking #: 71901706197001002951		 Image
10/31/2022	Successful Service Method : Certified Mail Issued : 10/12/2022 Service : Service Served : 10/26/2022 Return : 10/31/2022 On : Lamore, Nathaniel A. Signed By : Reason : Successful Comment : Tracking #: 71901706197001004566		 Image
12/07/2022	Motion and Notice of Hearing filed.		 Image
12/07/2022	Motion of Plaintiff, Tallage Brooks, LLC, for Entry of Finding and for award of attorney's fees and court costs, filed.		 Image
12/07/2022	Affidavit of William P. Crowin, in support of Plaintiff's Motion for Entry of Finding, filed.		 Image
12/07/2022	Affidavit of John D. Finnegan, Esq., in support of motion for a award of attorney's fees, filed.		 Image
12/07/2022	Proposed finding, filed.		 Image
12/07/2022	Scheduled Judge: Patterson, Deborah J. Event: Entry of Finding and Payment of Legal Fees. Date: 12/29/2022 Time: 02:00 PM		 Image
12/08/2022	Supplemental Affidavit of William P. Cowin in support of Plaintiff's Motion for Entry of Finding, filed.		 Image
12/08/2022	Certificate of Service, filed.		 Image
12/29/2022	Event Resulted: Entry of Finding and Payment of Legal Fees. scheduled on: 12/29/2022 02:00 PM Has been: Held via video. Finding issued. Attorney Finnegan agreed to a late answer to be filed by Defendant Nathaniel Lamore. Ellen M. Kelley, Presiding Appeared: Attorney Finnegan on behalf of the plaintiff and Defendant Nathaniel Lamore.		 Image
12/29/2022	The Court finds that Nathaniel A. Lamore, Jacob J. Richard may redeem upon payment to the Plaintiff, on or before March 3, 2023, of the sum of \$14,879.11 with interest allowed by statute from the date of this Finding to the date of payment, Court Cost in the amount of \$491.73, and legal fees of \$5,863.75.		

<u>Docket Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Image Avail.</u>
	Finding was sent to Jacob J. Richard, Nathaniel A. Lamore and Daniel C Hill, Esq., David W Sanborn, Esq..		
03/06/2023	Motion and Notice of Hearing filed.		
03/06/2023	Plaintiff Tallage Brooks, LLC's motion for Entry of Judgment after the time for redemption as set forth in the finding has expired, filed.		 
03/06/2023	Scheduled Judge: Patterson, Deborah J. Event: Motion for Judgment Date: 03/30/2023 Time: 02:00 PM		
03/30/2023	Event Resulted: Motion for Judgment scheduled on: 03/30/2023 02:00 PM Has been: Held via video. Motion for Judgment argued and ALLOWED. Notice sent to Nathaniel A. Lamore and Jacob J. Richard. Deborah J. Patterson, Presiding Appeared: Attorney Finnegan on behalf of the Plaintiff.		
03/31/2023	Notice of Docket Entry: Motion for Judgment argued and ALLOWED. Notice sent to Nathaniel A. Lamore and Jacob J. Richard. Recorder: Patterson, Deborah J. Notice of Docket Entry was generated and sent to: Plaintiff: Daniel C Hill, Esq. dhill@danhilllaw.com Defendant: David W Sanborn, Esq. david@bsmllplaw.com Defendant: Nathaniel A. Lamore C/O Kristi Nagy PO Box 1044, Southwick, MA 01077 Sent On: 03/31/2023 10:08:44		 
04/03/2023	Motion for General Default, filed.		
04/03/2023	Affidavit as to Military Service, filed.		 
04/05/2023	Motion for General Default allowed. (Patterson, Rec.) Judge: Patterson, Deborah J.		
04/13/2023	Final Judgment entered as to tax-taking(s): A parcel of land with any buildings thereon, containing about 0.107 AC being described as parcel 60 0 94 in the office of the Assessors, Town of Ware identified in book and page 11658-142, Hampshire Registry of Deeds.. Judge: Patterson, Deborah J.		
04/14/2023	Land Court overpayment refund disbursement Notice of Disposition given to: Tallage Brooks, LLC & Law Office of David W. Sanborn 85 Belmont Ave. Springfield, MA 01108 & Nathaniel A. Lamore c/o Kristi Nagy P.O. Box 1044 Southwick, MA 01077	\$23.27	

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Dismissed</u>	<u>Amount Outstanding</u>
Cost	\$341.73	\$341.73	\$0.00	\$0.00
	\$341.73	\$341.73	\$0.00	\$0.00

• Money on Deposit

<u>Account</u>	<u>Applied Amount</u>
Land Court Deposit Holding	\$126.73
	\$126.73

• Money Distributed by Court

<u>Payment Type</u>	<u>Amount</u>
Disbursement	\$173.27
	\$173.27

Check Information

<u>Created</u>	<u>Payee Name</u>	<u>Description</u>	<u>Account</u>	<u>Check</u>	<u>Amount</u>
04/12/2021	Ronald Nacamuli	Case: 21 TL 000206 Land Court examiner costs	LCD	33817	\$150.00
04/14/2023	Tallage Brooks, LLC	Case: 21 TL 000206 Land Court overpayment refund d	LCD	36553	\$23.27

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Received From</u>	<u>Payment Amount</u>
421383	03/05/2021	Hill, Esq., Daniel C	\$515.00
428932	03/07/2022	Hill, Esq., Daniel C	\$36.99
433100	08/08/2022	Hill, Esq., Daniel C	\$51.28
433679	08/29/2022	Hill, Esq., Daniel C	\$12.82
434696	10/03/2022	Hill, Esq., Daniel C	\$12.82
435019	10/13/2022	Hill, Esq., Daniel C	\$12.82
			\$641.73

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Judgment Entered	04/13/2023	