



Diane N. Tradd  
*Assistant City Manager/DPD Director*

R. Eric Slagle  
*Director of Development Services*

David Fuller  
*Building Commissioner*

TO: Eileen Donoghue, City Manager *EMD*  
FROM: R. Eric Slagle, Director of Development Services  
DATE: September 2, 2020  
RE: Motion by C. Mercier - Req. City Mgr. Have Law Department Take Appropriate Steps Necessary To Address The Abandoned Home At 150 Fetherston Avenue.

This memorandum addresses the request from Councilor Mercier regarding the status of the property at 150 Fetherston Ave.

The property at 150 Fetherston Ave. originally came on the radar of Development Services back in 2018, with a complaint for overgrowth. At the time, Development Services cited the property and sent notice to the owner of record, Jo Ann Lefebvre. We got no response to our violation notices.

In the summer of 2019, and again in the summer of 2020, we issued violations for overgrowth to the property owner, with no response. Unbeknownst to Development Services, the property owner had passed away, and her estate had not been probated, so there was no person or estate administrator who had responsibility for the property. However, we were told that two of Ms. Lefebvre's children were living at the property.

The taxes for this property have been in arrears for several years, and were sold at various tax lien auctions held by the City. Tallage, LLC purchased the tax liens for this property 4 times (2017, 2018, 2019, and 2020). While the 2017 taxes were redeemed and paid by Ms. Lefebvre's heirs, the remaining taxes are unpaid. Tallage, LLC has filed a request with Land Court, and have served 4 of the 5 heirs in this case. Unfortunately, because Tallage, LLC is not the owner of the property at this time, they do not have the right or the authority to take action to clean up or maintain the property. They would only have this right when and if they are successful in their Land Court foreclosure action.

Attempts to reach out to the heirs of Ms. Lefebvre have been unsuccessful thus far, and any phone numbers that we can find that they may have had at one time are currently disconnected. Given this situation, Development Services will proceed with a request to DPW to clear the overgrowth at the property and lien the property for their cost to do so, as we have done in the past with properties like this. We are currently working directly with DPW to coordinate this work.

ES  
09/02/2020