

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

HOUSING COURT DEPARTMENT
NORTHEAST DIVISION
26H77SC000058

CHAD PHILLIPS,
Plaintiff

v.

WILGENS JOSEPH,
BERLINE JOSEPH,
Defendants

**FINDINGS OF FACT, RULINGS OF LAW AND
ORDER FOR JUDGMENT AND PAYMENT**

The plaintiff seeks damages of \$2,617.50 plus court costs of \$100.00. At trial on August 17, 2026, the plaintiff appeared and testified that the defendants rented him a room, failed to make repairs to the roof and bathroom, and failed to return his last month's rent. The defendants failed to appear and were defaulted.

Accordingly, judgment in the amount of \$2,717.50 shall enter for the plaintiff. The defendants have the right to appeal this judgment. Said appeal must be filed within 10 days of receipt of this judgment. If an appeal is not filed, the defendants shall pay the judgment amount of \$2,717.50 to the plaintiff within 30 days from the date of this judgment. If payment is not made, the parties shall return to the Northeast Housing Court on Monday, September 28, 2026, at 2:00 PM for a hearing on defendants' ability to pay the judgment. The defendants must bring to court on that date a Financial Statement signed under the penalties of perjury. A copy of said Financial Statement must be sent to the plaintiff prior to the hearing. The financial statement shall be kept separate from other papers in the case and shall not be available for public inspection, but shall be available to the court, to attorneys whose appearances are entered into in the case and to the parties to the case. If the defendants fail to appear on that date and the plaintiff does appear and states under oath or in writing under the penalties

of perjury that payment has not been made as ordered, the court may immediately issue a capias to bring the defendants before the court without need for prior service of an Order to Show Cause pursuant to Rule 9(a). The parties are not required to appear in court on that date if payment has been made as ordered.


Narline C. Marte, Esq.
Assistant Clerk Magistrate

Date: August 17, 2026

Enclosure: Financial Statement

cc: Chad Phillips
Wilgens Joseph
Berline Joseph

**Small Claims Judgment for
Plaintiff(s)**

Docket Number
26H77SC000058

**Commonwealth of Massachusetts
Housing Court Department**



RE: Chad Phillips vs. Wilgens Joseph et al

PARTY (OR ATTORNEY FOR PARTY) TO WHOM THIS COPY OF JUDGMENT IS ISSUED
Chad Phillips

Northeast Housing Court
Fenton Judicial Center
2 Appleton Street
Lawrence, MA 01840
(978)689-7833

978-825-4920

Plaintiff(s) who are parties to this Judgment:
Chad Phillips

Defendant(s) who are parties to this Judgment:
Wilgens Joseph
Berline Joseph

After coming before the court, the issues having been duly tried or heard, and a finding or verdict having been duly rendered, IT IS ORDERED AND ADJUDGED by the Court (Marte, J.) that the Plaintiff(s) named above recover from the Defendant(s) named above the "Judgment Total" shown below.

Date of Breach, Demand or Complaint	05/15/2026
Date Judgment Entered	08/18/2026
Pre Judgment Interest as provided by law from 05/15/2026 to	\$0.00
Damages	\$2,617.50
Double or Treble Damages Awarded by Court	\$0.00
Filing Fee & Surcharge	\$0.00
Other Costs Awarded by Court	\$100.00
Other Costs	\$0.00
Court Ordered Attorney Fees	\$0.00
Judgment Total Payable to Plaintiff(s)	\$2,717.50

Further orders of the court:
Judgment enters per Order dated 8/17/26

Entered and notice sent on August 18, 2026.

/s/Thomas Trilla
Clerk - Magistrate

Judgment for Plaintiff(s)

Docket Number

26H77SC000058

**List of Judgment Parties
Continued**

CC:

Joseph, Wilgens 5108 Chestnut West

Joseph, Berline 539 Lincoln Avenue

Lincoln, Apt 2

Saugus MA 01906

~~Joseph, Berline~~
~~539 Lincoln Avenue~~
~~Lincoln, Apt 2~~
~~Saugus MA 01906~~

Chad Phillips
2 Victory Road
#6
Lynn, MA 01902