



# TOWN COUNCIL MEETING

Monday, November 25, 2024 at 5:30 PM

Town Hall - Chapin Hall - 41 South Main Street Randolph, MA  
02368

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## AGENDA

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This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

Or One tap mobile: +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely.

### A. Call to Order - Roll Call - Pledge of Allegiance

### B. Moment of Silent Prayer

### C. Announcements from the President

### D. Presentations

1. Presentation of Proclamations to Jill Hall, Anne Coolidge Masse and Thomas Tran
2. Presentation by EPA and DEP concerning Baird McGuire Superfund Site

### E. Public Hearings

1. 6:15 PM: Public Hearing and Vote on FY2025 Tax Classification
2. Council Order 2024-061: Acceptance of Local Option Statute M.G.L. Ch. 40, Section 13D Concerning Reserve Fund for Payment of Accrued Liabilities for Compensated Absences
3. 6:15 PM: Council Order 2024-062: Appropriation of Funds to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment Pursuant to M.G.L. Ch. 40, Section 13D

**F. Public Comments/Discussions**

**G. Appointments**

**H. Motions, Orders, and Resolutions**

**I. Town Manager's Report**

**J. Old/Unfinished Business**

- [1.](#) Council Order 2024-060: Establishment and Funding of FY2025 Reserve Fund

**K. New Business**

**L. Correspondence**

- [1.](#) Department of Public Utilities - Notice of Filing and Public Hearing

- [2.](#) Winter Wonderland 2024 - December 14, 2024 from 3-6 PM

**M. Committee Reports**

**N. Open Council Comments**

**O. Adjournment**

Notification of Upcoming Meeting Dates

December 9, 2024

December 12, 2024 - Special Joint Meeting of the Town Council and School Committee

# Litter Cleanup and Prevention in Randolph

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# About Us



## KRB Members

Peggy Montlouis  
Jillian Hall  
Thomas Tran  
Anne Masse





# Accomplishments



# Bags of Litter	276
Pounds collected	4,146
Group Cleanups Held	8

- Areas picked up: RHS, RCMS, Lyons School, Donovan School, Belcher Park, N. Main St, High St, Union St, Cottage/Moulton/School St, and more
- KRB on the town website (thank you, Peggy!)
- Some generous citizens have donated cleanup supplies for us
- Turner Free Library will add cleanup supplies to the Library of Things
- Jill is in contact with DPW for pickups

# Cottage St Triangle and N. Main area



*Anne Masse cleans up almost daily.  
Cottage St, School St, Moulton St, Ward St, Short St, CVS, and St. Mary's.  
About 60 bags picked up since April!*





# Union St/Main St Area

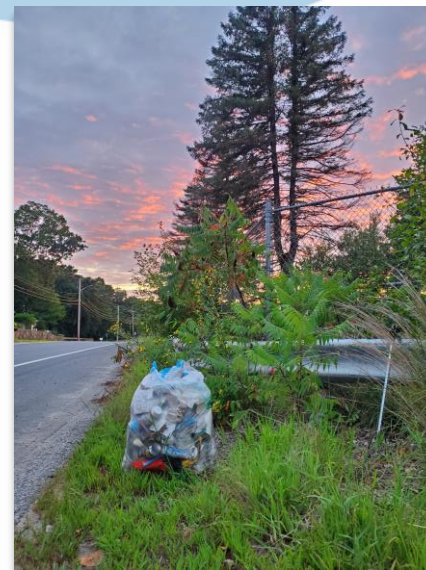


*Huge thanks to  
Tom for cleaning  
up this area many,  
many times!*





# Oak Street



*Jill's "zone": Cedar Ave neighborhood and Oak St.*

**67 bags** of litter have been picked up from this area since the spring.



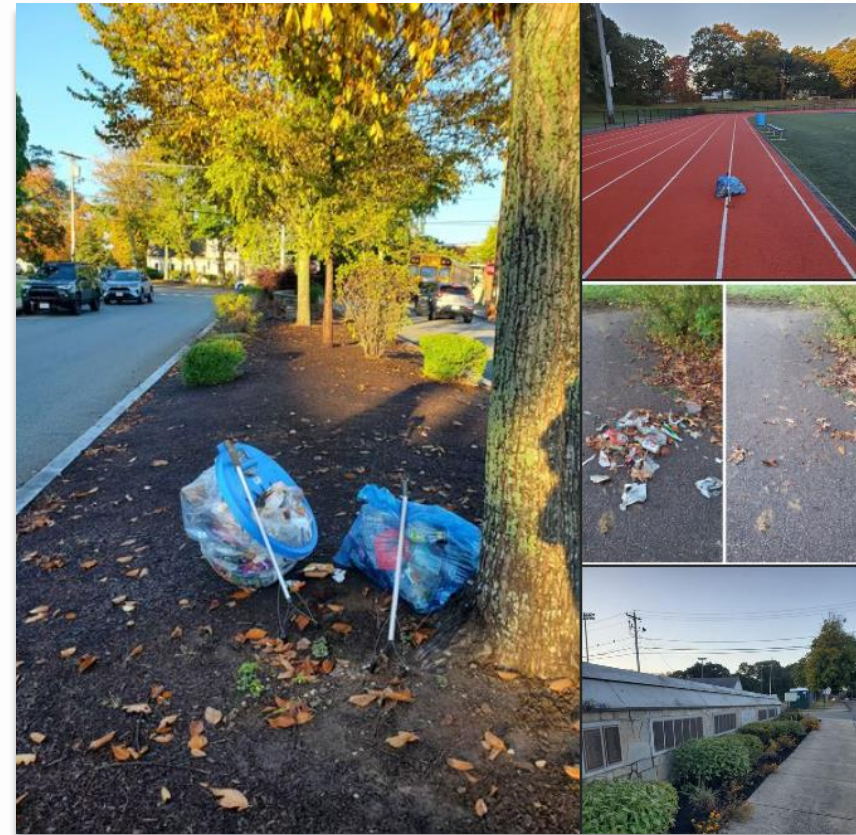


# RHS & Memorial Pkwy



*Students shouldn't have to look at trash.*

*Can they be part of the solution?*





# Randolph Community Middle School



*RCMS was picked up **4 times this year** by KRB volunteers:  
May, June, September, and October 2024.  
A total of **14 bags of litter**.*



# Old West/Willow Street



*Illegal dumping with no enforcement =  
**23 bags** of litter and multiple bulk items (tires, car bumpers,  
construction waste) from 1 street in 2024.*

*Thank you, Randolph DPW, for  
coming to collect it.*



# Belcher Park



14 bags in  
3 days!



11/10/2024  
7 volunteers



11/7/2024  
2 very adorable  
volunteers



11/3/2024  
Girl Scout Troop 89220



# Help Wanted...



## Heavy littering

- Attracts vermin
- Aesthetic impact
- Attracts more littering
- Environmental pollution





# Town of Randolph Support



- Town Council or other municipal employees attend cleanup events
- Promote KRB group and continue to support townwide cleanup
- Enforce litter ordinance
- Consider initiatives to deter illegal dumping
  - Maintain vacant lots; Install barriers or fencing
  - Increase lighting, monitoring, signage, and enforcement
  - Make vacant spaces more attractive (public art, seating, landscaping)
  - Increase awareness and availability of proper disposal options
- Work with Randolph Schools to implement community service. Have the students help clean their school grounds.
- Invest in improved trash receptacles



# Thank You



*Keep Randolph Beautiful Group  
on Facebook*





# Status Update: Baird & McGuire Superfund Site Randolph Town Council Meeting

November 25, 2024

Chris Kelly, Remedial Project Manager

U.S. EPA – Region 1



# Site Background

- 1912-1983: Baird & McGuire, Inc. operated a chemical mixing and batching facility at the Site.
- 1983: Designated a Federal Superfund Site.
- 1986: EPA issues cleanup plan for groundwater, surface water, and soil.
- 1990: EPA issues final cleanup plan for the Site.
- 1993: Groundwater Treatment Facility (GWTF) completed.
- 1999: First EPA Five-Year Review completed.
- 2004: Commonwealth of Massachusetts assumed sitewide operations and maintenance responsibilities from EPA.

# Site Background (continued)

- 2013: EPA remedy optimization review completed.
- 2018: All planned land use controls implemented for the Site.
- 2019: MassDEP updates the Conceptual Site Model (CSM) in support of remedy optimization.
- 2020: MassDEP completed a Shutdown Test for the GWTP.
- 2021: MassDEP initiated field pilot tests for in-situ treatment of arsenic and hydrocarbons in Site groundwater.
- 2023: MassDEP drafted a Focused Feasibility Study (FFS) for Site groundwater.



# Five-Year Review (FYR) Process

- Required by law for any Superfund cleanup started after 1986.
- Occurs every five years following the start of remedy construction.
- EPA, with the support of MassDEP, evaluates the “protectiveness” of the selected remedies.
- Stakeholders are invited to join the community interview process.
- The Sixth FYR report was finalized on July 25, 2024, and is available on EPA’s Baird & McGuire webpage (<http://www.epa.gov/superfund/baird>).

# 2024 Five-Year Review (FYR) Summary

- Protectiveness Statements
  - Operable Unit (OU) 1 – Groundwater: Short-term Protective
  - OU2 – Soils: Protective
  - OU3 – Sediments and Cochato River impacts: Short-term Protective
  - OU4 – Alternate Water Supply: Exempt from FYR process (No Further Action)

Issues	Recommendations
Groundwater cleanup not occurring in reasonable timeframe.	Complete the OU1 FFS and evaluate additional response action(s).
Per- and polyfluoroalkyl substances (PFAS) nature and extent not fully characterized.	Continue monitoring OU1 groundwater for PFAS.
Uncertainty about achieving groundwater cleanup levels.	Evaluate current groundwater cleanup levels for appropriateness.
Possibility of emerging contaminant 1,4-dioxane to be present in site groundwater.	Sample OU1 groundwater for 1,4-dioxane.

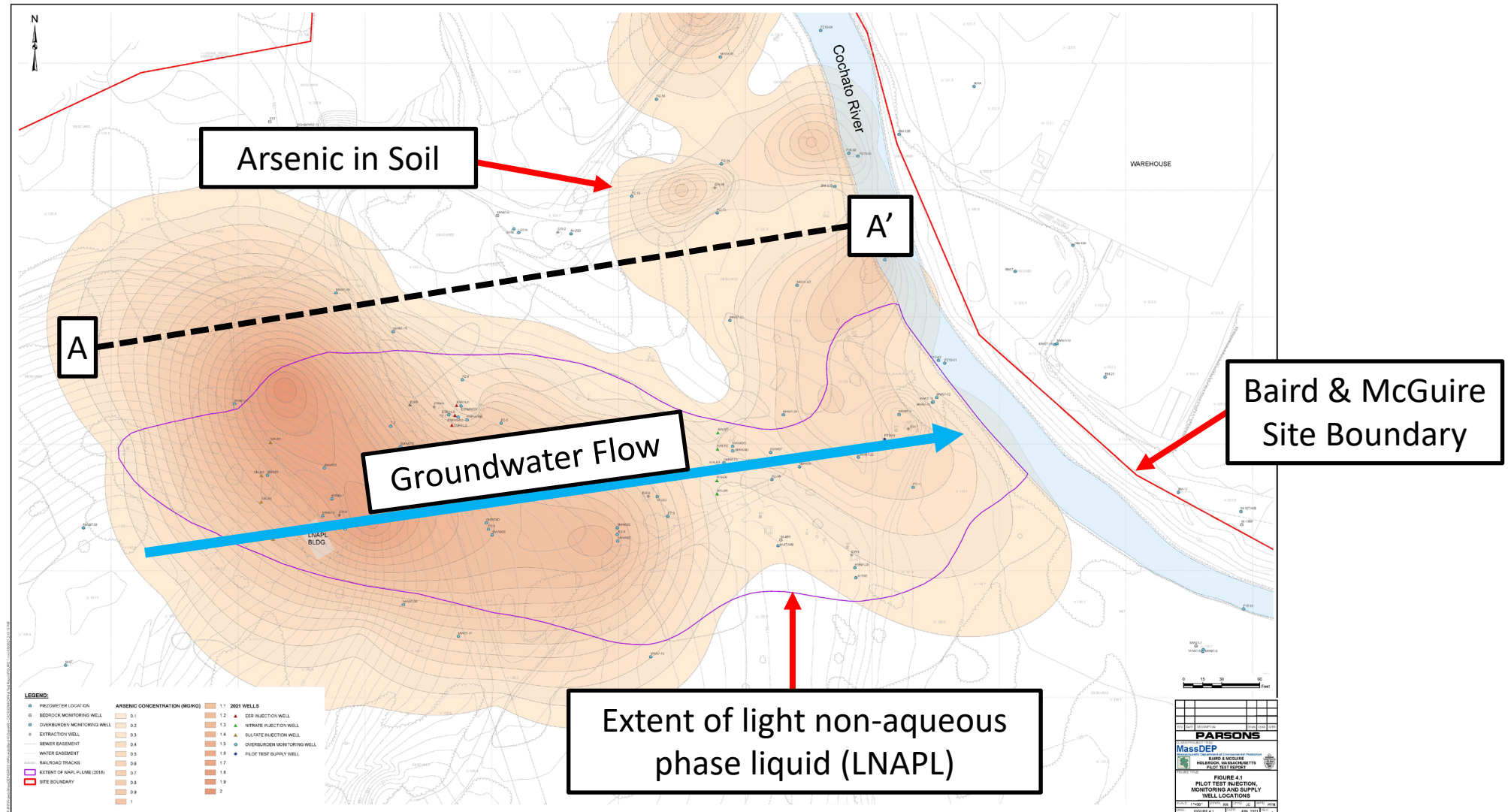


# Current Site Status

- The GWTP remains in standby posture.
  - Groundwater and surface water continue to be monitored by MassDEP contractors.
  - The GWTP undergoes regular maintenance and system cycling to ensure readiness if a restart is necessary.
- MassDEP contractors continue to batch and inject sulfate into the OU1 groundwater aquifer.
  - The field Pilot Test was nominally completed in 2022 – injections to groundwater continue.
  - Routine and Pilot Test-specific groundwater and surface water monitoring is ongoing.
  - Progress reports are submitted to EPA on a regular basis (monthly, quarterly, annually).

# Groundwater (OU1) Plume Overview

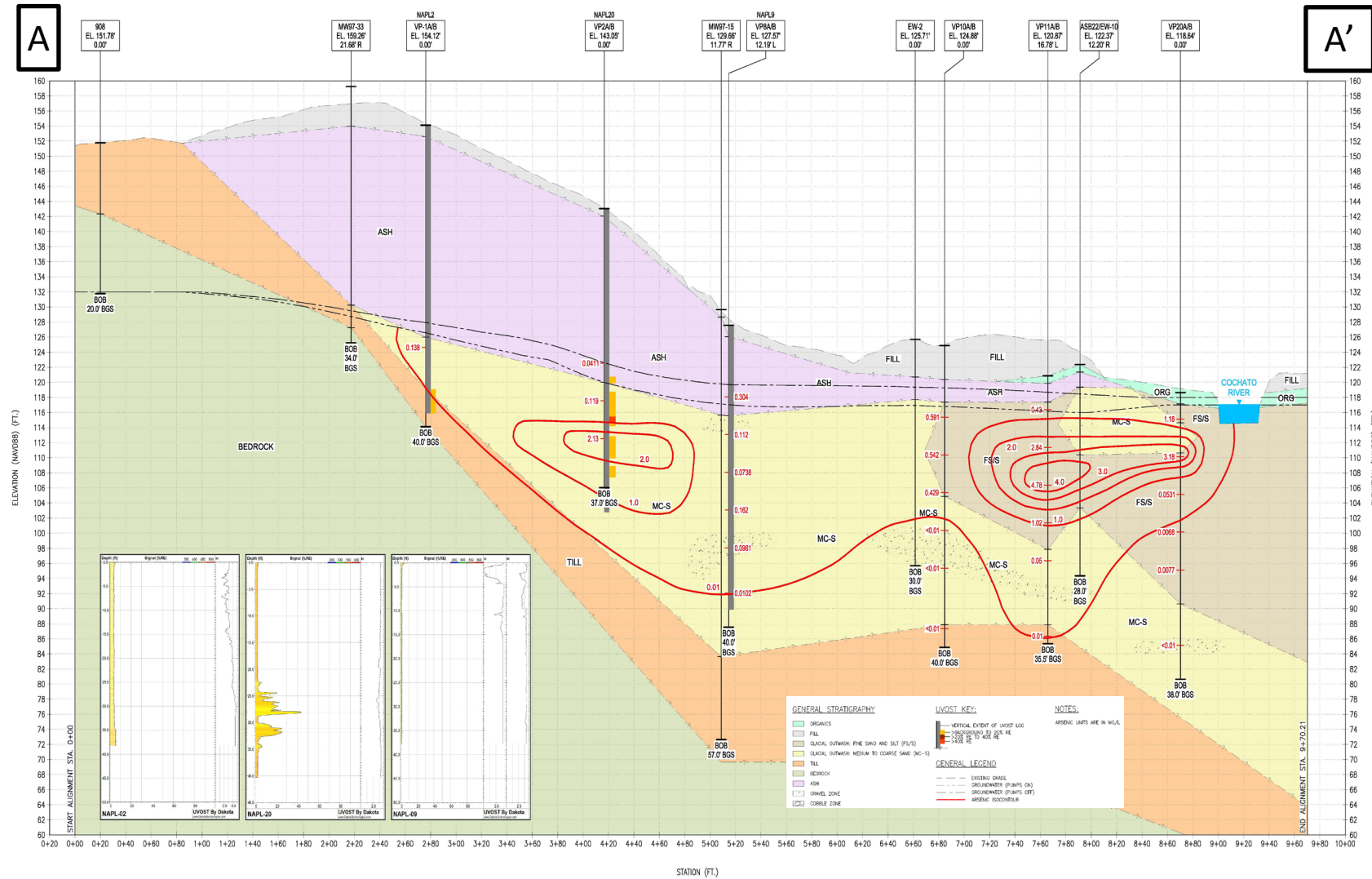
Section D, Item2.





# Groundwater (OU1) Plume Cross-Section

Section D, Item2.



# Basic Overview of Piloted Treatment Technologies

## Sulfate Amendment

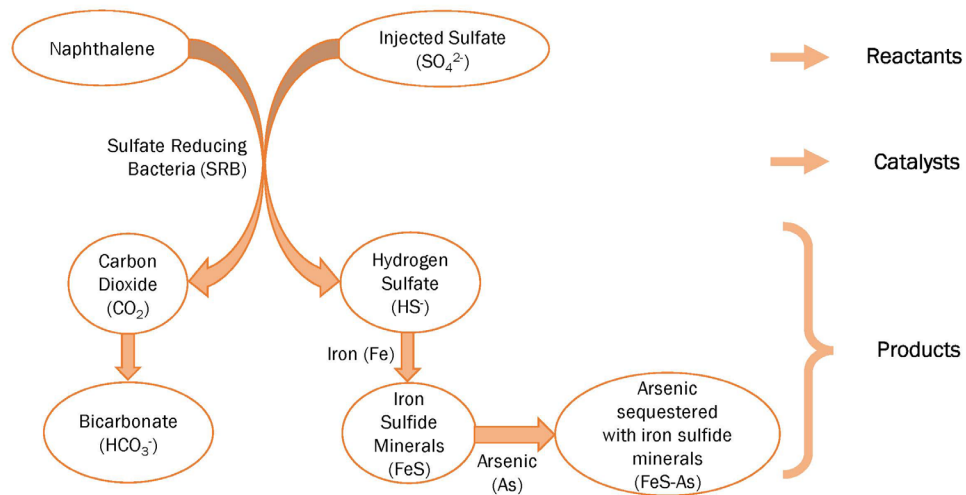


Figure 5.1. Process Reactants, Catalysts, and Products of Sulfate Pilot Test



## Enhanced Sulfate Reduction (ESR)

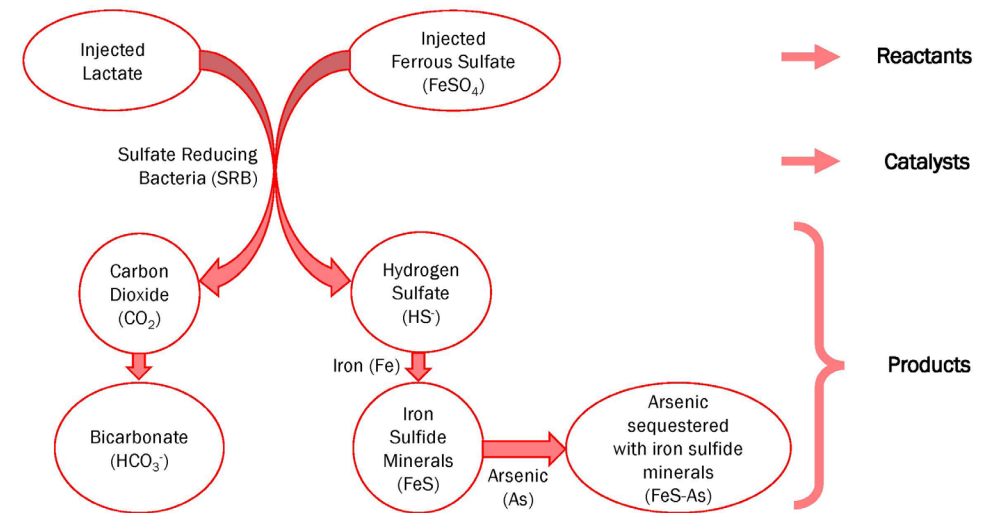


Figure 6.1. Process Reactants, Catalysts, and Products of Enhanced Sulfate Reduction (ESR) Pilot Test





# Basic Overview of Piloted Treatment Technologies (Continued)

## Nitrate Amendment

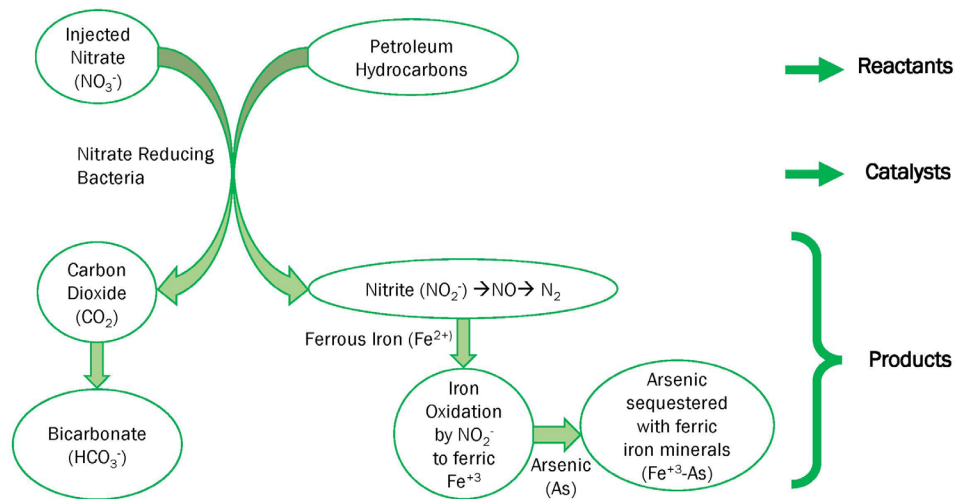


Figure 7.1. Process Reactants, Catalysts, and Products of Nitrate Injection Pilot Test



## Photos of Nitrate & Sulfate Pilot Test Infrastructure



Figure 4.6. Photographs of Sulfate and Nitrate Pilot Test Components Outside NAPL Building



# Planned Work for 2024/2025

- Field
  - Continue post-Pilot Test maintenance and reporting.
  - Continue Pilot Test-specific groundwater and surface water monitoring.
  - Continue established long-term monitoring program.
  - Continue GWTP maintenance activities.
- Desktop
  - Continue review and revision process for the draft FFS.
  - Begin implementation of FYR recommendations.





# Thank You

# Questions?

## Contact Info:

**Christopher J. Kelly, PG**  
**Remedial Project Manager**  
**Massachusetts Superfund Section**  
**U.S. EPA – Region 1**  
[kelly.christopher@epa.gov](mailto:kelly.christopher@epa.gov)  
**617-918-1382**

**ZaNetta Purnell**  
**Community Involvement Coordinator**  
**Office of Public Affairs**  
**U.S. EPA – Region 1**  
[purnell.zanetta@epa.gov](mailto:purnell.zanetta@epa.gov)  
**617-918-1306**

**Dorothy Allen**  
**Project Manager**  
**Bureau of Waste Site Cleanup**  
**MassDEP**  
[dorothy.t.allen@mass.gov](mailto:dorothy.t.allen@mass.gov)



# Town of Randolph

FY2025 Tax Classification Presentation  
November 18, 2024



# What Is The Purpose Of This Presentation?

1. Select a single or split tax rate
2. Whether to adopt open space discount
3. Whether to adopt residential exemption
4. Whether to adopt small commercial exemption

# Residential/Commercial Exemptions & Open Space Discount

Section E, Item 1.

- **Residential Exemption** – Shifts the tax burden within the residential class from owners of moderately valued properties to the owners of higher valued homes and properties not occupied by the owner, including apartments
- **Commercial Exemption** – Designed to provide tax relief for small businesses. The benefit goes to the landlord not the business owner. The tax burden is shifted within the commercial and industrial class. The properties must be approved by the Department of Workforce, have a valuation of less than 1 million dollars and an average annual employment of 10 or fewer people.
- **Open Space Discount** – Land that is maintained in an open or natural condition that contributes to the benefit and enjoyment of the public (parks, recreation facilities, golf courses)



# Residential Exemption Motivation & Examples

Section E, Item 1.

- The two primary motivations to adopt the residential exemption are to promote owner occupancy and shift the residential burden from modest homes to high end homes.
- Boston & Brookline adopted the exemption due to high numbers of non-owner occupied homes and a high volume of apartment buildings and similar buildings.
- Cambridge & Malden are primarily looking to shift the residential burden from low value homes to high value homes.
- The Cape & Islands have similar motivation to Cambridge & Malden, but with the added level of the high value homes predominately being secondary residences, so this directly benefits the year-round population.

# Residential Exemption Motivation & Examples ctd.

Section E, Item 1.

- Watertown was the most similar town to ours in which they have adopted the residential exemption, but could not give context to the motivation behind doing so back in the 90's. However, they have shared many examples with us as to why it is not suggested to consider this for Randolph:
  - Increases the residential tax rate significantly, even with the CIP shift.
  - Qualification is not guaranteed on an annual basis and is subject to change based on average values and the break even point.
    - Homes that exist on the bubble of the break even point will not consistently benefit from the exemption on an annual basis.
  - Processing applications and removing qualifying homes from sales analysis is a job in itself as well as a tremendous drain on time and resources.
  - Taxpayer misunderstanding of ownership requirements can lead to benefits being revoked if the property is conveyed incorrectly.
    - If the home is transferred to a trust where the trustees are not the owner of the home, then that parcel will lose the residential exemption.



# Full and Fair Cash Value\*

Class	FY2024	FY2025	% Change
Residential	\$5,168,672,276	\$5,334,487,024	3.2%
Comm/Ind/PP	\$664,689,819	\$680,798,384	2.4%
% of Total	88.6 <sub>(res)</sub> / 11.4 <sub>(CIP)</sub>	88.7 <sub>(res)</sub> / 11.3 <sub>(CIP)</sub>	.01%
Total Value	\$5,833,362,095	\$6,015,285,408	3.1%

# Values Continue to Rise In Randolph

## Single Family



Solds / Year	2020	2021	2022	2023	2024
List Price	\$433,282.08	\$473,305.27	\$520,684.83	\$544,462.51	\$572,565.61
Sale Price	\$435,796.19	\$491,982.11	\$540,516.35	\$558,664.95	\$589,787.97

Data courtesy of Pinergy MLS

# FY25 Residential Shift

Shift	Rate	Avg SFR Bill	Compared to Last Year's Average
1.70	\$11.66	\$6,199	\$266
1.71	\$11.65	\$6,194	\$261
1.72	\$11.63	\$6,183	\$250
1.73	\$11.61	\$6,172	\$239
1.74	\$11.60	\$6,167	\$234
1.75	\$11.58	\$6,156	\$223

\*Average (Single Family Residential) SFR Value FY25 \$531,632

\*Single Tax Rate would be \$12.81 Average Tax Bill \$6,810



# Single Family FY24 VS. FY25

Section E, Item1.

Res Rate FY24	FY24 Avg Value	FY24 Avg Bill
\$11.45 *1.75 Shift	\$518,172	\$5,933
Res Rate FY25	FY25 Avg Value	FY25 Avg Bill
\$11.58 *1.75 shift	\$531,632	\$6,156

# FY25 CIP Shift

(Commercial, Industrial, Personal)

Shift	Rate	Tax	Compared to Last Year's Average
1.70	\$21.77	\$18,096	\$-232
1.71	\$21.90	\$18,205	\$-123
1.72	\$22.03	\$18,313	\$-15
1.73	\$22.15	\$18,412	\$84
1.74	\$22.28	\$18,520	\$192
1.75	\$22.41	\$18,628	\$300

\* Average CIP value is \$831,256

\* Single Rate would be \$12.81 Avg Tax Bill \$10,648

# CIP FY24 VS. FY25

CIP Rate FY24	FY24 Avg Value	FY24 Avg Bill
\$22.17 *1.75 Shift	\$826,729	\$18,328
CIP Rate FY25	FY25 Avg Value	FY25 Avg Bill
\$22.41 *1.75 Shift	\$831,256	\$18,628



# Fiscal Year 2025 Levy Limit

Section E, Item 1.

<b>FY 2024 Levy Limit</b>	<b>\$73,585,400</b>
<b>Plus 2.5%</b>	<b>+ \$1,839,635</b>
<b>Plus New Growth</b>	<b>+ \$763,136</b>
<b>FY 2025 Levy Limit</b>	<b>= \$76,188,171</b>
<b>Debt Exclusion</b>	<b>+ 883,605</b>
<b>FY 2025 Maximum Allowable Levy</b>	<b>\$77,071,776</b>

# Minimum Residential Factor (MRF)

Shift	Res Factor	Res Tax Rate	CIP Tax Rate
1.70	0.9107	\$11.66	\$21.77
1.71	0.9094	\$11.65	\$21.90
1.72	0.9081	\$11.63	\$22.03
1.73	0.9068	\$11.61	\$22.15
1.74	0.9056	\$11.60	\$22.28
1.75	0.9043	\$11.58	\$22.41

# History of Classification Shifts

Fiscal Year	Shift
2024	1.75
2023	1.74
2022	1.75
2021	1.74
2020	1.74



# Comparison of Surrounding Communities

\*These are FY24 numbers, many towns do not have an FY25 tax rate set as of today

Section E, Item1.

Community	FY24 Residential	Commercial	Shift	Average Single Family Value	Average SF Tax Bill	Average Commercial Tax Bill
<b>Randolph</b>	<b>\$11.45</b>	<b>\$22.17</b>	<b>1.75</b>	<b>\$518,172</b>	<b>\$5,933</b>	<b>\$18,328</b>
Braintree	\$ 9.48	\$20.25	1.75	\$668,178	\$6,334	\$21,400
Avon	\$14.03	\$27.84	1.42	\$449,552	\$6,307	\$26,493
Stoughton	\$12.73	\$21.29	1.48	\$521,446	\$6,638	\$20,747
Holbrook	\$13.44	\$26.59	1.75	\$457,712	\$6,152	\$13,373
Abington	\$13.38	\$13.38	No Shift	\$550,979	\$7,372	\$6,403
Canton	\$9.97	\$20.80	1.65	\$799,737	\$7,973	\$54,468
Milton	\$10.92	\$17.94	1.60	\$1,008,088	\$11,008	\$14,892
Quincy	\$11.27	\$22.45	1.75	\$645,712	\$7,277	\$37,832
<b>State Avg</b>	<b>\$12.56</b>	<b>\$15.58</b>	<b>N/A</b>	<b>\$626,081</b>	<b>\$7,166</b>	<b>N/A</b>

# Action

1. Town Council is choosing a shift of \_\_\_\_\_

2. Was a discount granted to Open Space?

Yes \_\_\_\_\_ No \_\_\_\_\_

3. Was the Residential Exemption Adopted?

Yes \_\_\_\_\_ No \_\_\_\_\_

4. Was a Small Commercial Exemption adopted?

Yes \_\_\_\_\_ No \_\_\_\_\_

# Thank You!



Janet Teal, Principal Assessor  
(781) 961-0906



# SELL YOUR STUFF!

Run your  
merchandise for  
sale ad in the  
Boston Herald.

Very Affordable.  
Very Effective.

Call the Boston Herald  
Classifieds at 617.423.4545

\*Rules and restrictions apply.  
Call for details.

## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1142CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Don Tran**

A Petition to Change Name of Adult Don Tran of Malden, MA requesting that the court enter a Decree changing their name to: Rina Ban

### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/06/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/08/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130911

## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1163CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Samuel Isaac Grondahl**

A Petition to Change Name of Adult Samuel Isaac Grondahl of Sherborn MA requesting that the court enter a Decree changing their name to: Samuel Isaac Plavin

### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/12/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/14/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130898

## LEGAL NOTICES

LEGAL NOTICE  
Town of Randolph, MA  
Council Order 2024-060

The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in person or virtually by Zoom or telephone, on Council Order 2024-060 to see if the Randolph Town Council will establish a General Fund Reserve Fund for FY2025 to provide for extraordinary or unforeseen expenditures pursuant to the provisions of M.G.L. ch. 40, Section 5A and any other applicable law and to see if the Randolph Town Council will fund the Reserve Fund by raising and appropriating Four Hundred Seventy Thousand Dollars (\$470,000) to be placed in said General Fund Reserve Fund.

Additional information on this Council Order may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.

Dates of Publication: 11/20/2024  
#NY0130983

Don't store your boat or  
motorcycle...**SELL IT!**

Boston Herald Classifieds  
617.423.4545

## PROBATE CITATIONS

## LEGAL NOTICES

## LEGAL NOTICES

Section E, Item 1.

### TOWN OF BROOKLINE - Zoning Board of Appeals

#### NOTICE OF HEARING

The Brookline Zoning Board of Appeals will hold a public hearing on  
Date/Time: Thursday, December 5, 2024

Location: Virtual Hearing

Virtual Registration Link: <https://bit.ly/3CJLEjb>

Petitioner: Aaron Adler

Address: 103-105 Colbourne Crescent

Subject: Demolish structure rebuild two-family

Nature of Action/Relief: \$5.09.2 - DESIGN REVIEW

\$5.20 - FLOOR AREA RATIO; \$5.30 - MAXIMUM HEIGHT OF BUILDINGS; \$5.44.3 - ACCESSORY UNDERGROUND STRUCTURES; \$5.44.4 - ACCESSORY UNDERGROUND STRUCTURES; \$5.60 - SIDE YARD REQUIREMENTS; \$5.63 - ACCESSORY BUILDINGS OR STRUCTURES IN SIDE YARDS; \$6.04.14 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.4.C - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.1 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.2 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$8.02 - ALTERATION OR EXTENSION

Plans and submissions may be viewed online at

<https://www.brooklinema.gov/DocumentCenter/Index/4942>

Interested persons may provide comments at the public hearing or by submitting written comments by email to [npare@brooklinema.gov](mailto:npare@brooklinema.gov). Assistive Listening Devices are available upon request.

<https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA>

11/20/2024 & 11/27/2024

#NY0130958

## LEGAL NOTICES

## LEGAL NOTICES

## LEGAL NOTICES

Town of Brookline

Massachusetts

Zoning Board of Appeals Virtual Public Hearing

Thursday, December 5, 2024

7:00 p.m.

Register for this hearing: <https://bit.ly/3CJLEjb>

After registering you will receive a confirmation email containing information about joining the hearing.

### Or Telephone:

+1 669 254 5252

Meeting ID:

161 338 3333

### Our Virtual Meeting Guide for Applicants and the Public:

[bit.ly/30wRoY3](https://bit.ly/30wRoY3)

Residences of South Brookline, 10 Thornton Road (also known as 101 Asheville Road) - Modification #5

The Zoning Board of Appeals will open a public hearing on an application submitted by Residences of South Brookline, LLC to modify a Comprehensive Permit (M.G.L. c.40B) for a multifamily development granted in 2015 and modified in 2019 (twice) and 2021 and which is currently before the Board for a fourth modification to convert 25 garage parking spaces and a storage area in the Asheville Building to 16 apartment units and add 24 surface parking spaces. Modification #5 proposes to modify conditions related to the parking management plan and transportation access plan agreement. Hearings on Modifications #4 and #5 will run concurrently. (Precinct 16, Zoning District M-0.5-Multifamily)

Project Page: <https://www.brooklinema.gov/649/Hancock-Village>

Staff Contact: [npare@brooklinema.gov](mailto:npare@brooklinema.gov)

11/20, 11/27

#NY0130960

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

(SEAL)  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
24 SM 003432  
ORDER OF NOTICE

TO:

Marouane Bah

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

Hanscom Federal Credit Union

claiming to have an interest in a Mortgage covering real property in Dedham, numbered 22 Booth Road, given by Marouane Bah to Hanscom Federal Credit Union, dated February 23, 2021, and registered at Norfolk County Registry District of the Land Court as Document No. 1472075 and noted on Certificate of Title No. 198843 has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 18, 2024.

Attest:  
Deborah J. Patterson  
Recorder

11/20/2024

#NY0130809

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LEGAL NOTICES	LEGAL NOTICES
Auction on December 2, 2024 @ 9:30am 234 Broadway Chelsea MA 02150 November 13 20 27 #NY0129735	

LEGAL NOTICES	LEGAL NOTICES
Pawn Expiration Auction Friday November 30, 2024 @ 11:00AM. Tosh Enterprises, LLC, 1107 Commonwealth ave., Boston, 02215 617-821-6229 November 20 #NY0129680	

LEGAL NOTICES	LEGAL NOTICES
PUBLIC MEETING NOTICE Town of Randolph, MA Council Order 2024-061  The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-061: <b>Acceptance of Local Option Statute M.G.L. Ch. 40, Section 13D Concerning Reserve Fund for Payment of Accrued Liabilities for Compensated Absences</b> - The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 40, Section 13D, which provides for the establishment of a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or full-time officer of the city or town upon the termination of the employee's or full-time officer's employment and which sets out the provisions governing such a fund.  Additional information on this Council Order is available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The Zoom link to connect to the meeting may be found on the Randolph website calendar. Dates of Publication: 11/20/2024 #NY0130987	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P6054EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION  Estate of: Catherine C. Mawn Date of Death: September 25, 2022 To all interested persons: A Petition for Formal Adjudication has been filed by Victoria A. Mawn of Winchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Kendra M. O'Toole of Norwell, MA be appointed as Personal Representative(s) of said estate to serve With Surety on the bond in Unsupervised Administration  IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of December 16, 2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: November 18, 2024. Tara E. DeCristofaro, Register of Probate November 20, 2024 #NY0130811	

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to place your classified ad.

LEGAL NOTICES	LEGAL NOTICES
PUBLIC HEARING NOTICE Town of Randolph, MA Council Order 2024-062  The Randolph Town Council will hold a public hearing on Monday, November 25, 2024 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-062 : Appropriation of Funds to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment Pursuant to M.G.L. Ch. 40, Section 13D - To see if the Randolph Town Council will vote to raise and appropriate Seven Hundred Thousand Dollars (\$700,000) to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment pursuant to M.G.L. Ch. 40, Section 13D.	

Explanation: As financial planning continues to take new shapes in Randolph, the use of a reserve fund of this purpose will allow for these costs to be funded annually from sources such as free cash or unused levy capacity. The costs, which are most often crippling to department budgets, will be paid for from the reserve fund directly. This will allow for additional funds to be available for departmental day to day needs. Very rarely are these costs budgeted by the department as employees are not obligated to report their separation in advance. However, upon separation, which includes retirement, voluntary separation or termination the employee is due unused sick time and vacation time with levels varying depending on collective bargaining agreements, personnel handbook or individual contract language.

Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.  
Dates of Publication: 11/20/2024  
#NY0130986

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P4867EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION <b>Estate of: Sebahat Simsek</b> <b>Date of Death: 07/16/2024</b> To all interested persons: A Petition for <b>S/A - Formal Probate of Will with Appointment of Personal Representative</b> has been filed by <b>Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX</b> requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: <b>Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX</b> be appointed as Personal Representative(s) of said estate to serve <b>Without Surety</b> on the bond in <b>unsupervised administration</b> <b>IMPORTANT NOTICE</b> <b>You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> <b>A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</b> <b>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court</b> Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate November 20 #NY0130902	

LEGAL NOTICES	LEGAL NOTICES
TOWN OF RANDOLPH TOWN COUNCIL LEGAL NOTICE  The Randolph Town Council will hold a public hearing on Monday, November 25, 2024, at 6:15 p.m. on Property Tax Classification for fiscal year 2025 under the provisions of Chapter 369 of the Acts of 1982, which revised Chapter 797 of the Acts of 1979, and which is codified at M.G.L. Chapter 40, Section 56.  At the hearing, the Town Council will determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of M.G.L. chapter fifty-nine, and personal property for the next fiscal year, allocating the local property tax levy among the five classes of property for tax bills - residential, open space, commercial, industrial and personal property. The Town Assessor will be available on behalf of the Board of Assessors to provide all information and data relevant to making the determination, including the fiscal effect of the available alternatives.  Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.  Comments can also be submitted in writing prior to the public hearing by delivering them in person, by mail, or by email to the Town Council Clerk at Town Hall, Email: NO-liveras@Randolph-MA.gov Dates of Publication: 11/20/2024 #NY0130984	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P5847EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION <b>Estate of: Arline G. Heimert</b> <b>Also known as: Arline Grimes Heimert</b> <b>Date of Death: 10/21/2024</b> To all interested persons: A Petition for <b>Formal Probate of Will with Appointment of Personal Representative</b> has been filed by <b>Sarah T. Connolly of Boston MA</b> requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: <b>Sarah T. Connolly of Boston MA</b> be appointed as Personal Representative(s) of said estate to serve <b>Without Surety</b> on the bond in <b>unsupervised administration</b> <b>IMPORTANT NOTICE</b> <b>You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> <b>A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</b> <b>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court</b> Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate November 20 #NY0130823	

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Section E, Item 1.

LEGAL NOTICES	LEGAL NOTICES
TOWN OF BROOKLINE - Zoning Board of Appeals NOTICE OF HEARING The Brookline Zoning Board of Appeals will hold a public hearing on Date/Time: Thursday, December 5, 2024 Location: Virtual Hearing Virtual Registration Link: <a href="https://bit.ly/3CJLEjB">https://bit.ly/3CJLEjB</a> Petitioner: Nora LLC Address: 1249 Beacon Street Subject: \$4.08 - AFFORDABLE HOUSING REQUIREMENTS \$5.09.2.D - DESIGN REVIEW; \$6.02.1.B - GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES; \$6.02.2.H - OFF-STREET PARKING SPACE REGULATIONS; \$8.02 - ALTERATION OR EXTENSION; ZBL \$8.02 - Alteration or Extension - Pre-Existing Non-Conformities: FAR Maximum, Side Yard Setbacks, Rear Yard Setbacks and Parking Requirements Nature of Action/Relief: Plans and submissions may be viewed online at <a href="https://www.brooklinema.gov/DocumentCenter/Index/5760">https://www.brooklinema.gov/DocumentCenter/Index/5760</a> Interested persons may provide comments at the public hearing or by submitting written comments by email to <a href="mailto:npare@brooklinema.gov">npare@brooklinema.gov</a> . Assistive Listening Devices are available upon request: <a href="https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA">https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA</a> 11/20/2024 & 11/27/2024 #NY0130957	

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
(SEAL) COMMONWEALTH OF MASSACHUSETTS  LAND COURT  DEPARTMENT OF THE TRIAL COURT 245M004035 ORDER OF NOTICE  TO:  DONALD M. OSGOOD SR.  And to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c 50 §3901 (et seq)  ROCKLAND TRUST COMPANY  Claiming to have an interest in a Mortgage covering real property in Dorchester (Boston), numbered 92 Willowwood Street, given by Donald M. Osgood Sr. to Rockland Trust Company, dated August 2, 2022, and recorded in Suffolk County District Registry of Deeds in Book 68052, Page 269, has filed with this court a complaint for determination of Defendants' Servicemembers status.  If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at <b>Three Pemberton Square, Boston MA 02108</b> on or before 12/30/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.  Witness, Gordon H. Piper, Chief Justice of this Court on 11/15/2024  Attest:  Deborah J. Patterson Recorder 11/20/24 #NY0130894		

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
NOTICE OF SALE, NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE, Premises: 59 Indian Lane, Canton, Massachusetts 02021, By virtue and in execution of the Power of Sale contained in a certain mortgage given by 59 Indian Lane, LLC to Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182, dated May 3, 2023, and recorded with the Norfolk County Registry of Deeds in Book 41177 at Page 325, as affected by an assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182 to Athene Annuity and Life Company, dated July 17, 2024, and recorded with said Registry in Book 41890 at Page 384, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 1:00 o'clock PM. on the 4th day of December, 2024 at the mortgaged premises located at 59 Indian Lane, Canton, MA 02021, Norfolk County, Massachusetts, all and singular the premises described in said mortgage, To wit: Twenty (20) certain adjoining lots of land with the buildings thereon situated in Canton, Norfolk County, Massachusetts, on the Westerly side of a Private Way called Dinah Avenue leading north off Indian Lane and being shown as Lots 82 to 101 inclusive on a plan entitled "Ponkapoag Park, Canton, Mass. Owned by Willard Bartlett, August 1906, George H. Wetherbeg, Jr., Civil Engineer", said plan being recorded with Norfolk County Registry of Deeds as Plan No. 2257, Plan Book 48 and according to said plan together bounded and described as follows: NORTHERLY by Lot 81 as shown on said plan, 100.0 feet; EASTERLY by Dinah Avenue, as shown on said plan, 400 feet; SOUTHERLY by Lot 102 as shown on said plan, 100 feet; and WESTERLY by Lots 21 to 40 inclusive as shown on said plan a total distance of 400 feet. Subject to Reservation by James Halley Jr. and Harriette K. Holley, their heirs and assigns, as appurtenant to said Lots 21 to 40 inclusive, a right of way, forty feet wide, over Lots 100 and 101, on said plan, to Dinah Avenue, to be used for all purposes for which ways and streets are commonly used in Canton, Massachusetts as set forth in a deed recorded with the Norfolk County Registry of Deeds in Book 4726, Page 643. The premises is conveyed subject to and with the benefit of easements, restrictions, rights of way, takings, reservations, exceptions, covenants and agreements of record, insofar as the same are now in force and applicable. For Mortgageor's title, see deed dated September 3, 2021, and recorded in Book 39821, at Page 13 in the Norfolk County Registry of Deeds. Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. Athene Annuity & Life Company, Present holder of said mortgage by its Attorneys, Friedman Vartolo LLP 85 Broad Street, Suite 501, New York, New York 10004 11/13, 11/20, 11/27 #NY0129996		

**Council Order: 2024-061**

**Introduced by: Town Manager Brian Howard  
November 18, 2024**

**Acceptance of Local Option Statute  
M.G.L. Ch. 40, Section 13D  
Concerning Reserve Fund for Payment of  
Accrued Liabilities for Compensated Absences**

The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 40, Section 13D, which provides for the establishment of a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or full-time officer of the city or town upon the termination of the employee's or full-time officer's employment and which sets out the provisions governing such a fund.



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## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1142CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Don Tran**

A Petition to Change Name of Adult Don Tran of Malden, MA requesting that the court enter a Decree changing their name to: Rina Ban

### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/06/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/08/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130911

## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1163CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Samuel Isaac Grondahl**

A Petition to Change Name of Adult Samuel Isaac Grondahl of Sherborn MA requesting that the court enter a Decree changing their name to: Samuel Isaac Plavin

### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/12/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/14/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130898

## LEGAL NOTICES

LEGAL NOTICE  
Town of Randolph, MA  
Council Order 2024-060

The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in person or virtually by Zoom or telephone, on Council Order 2024-060 to see if the Randolph Town Council will establish a General Fund Reserve Fund for FY2025 to provide for extraordinary or unforeseen expenditures pursuant to the provisions of M.G.L. ch. 40, Section 5A and any other applicable law and to see if the Randolph Town Council will fund the Reserve Fund by raising and appropriating Four Hundred Seventy Thousand Dollars (\$470,000) to be placed in said General Fund Reserve Fund.

Additional information on this Council Order may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.

Dates of Publication: 11/20/2024  
#NY0130983

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## PROBATE CITATIONS

## LEGAL NOTICES

## LEGAL NOTICES

Section E, Item2.

### TOWN OF BROOKLINE - Zoning Board of Appeals

#### NOTICE OF HEARING

The Brookline Zoning Board of Appeals will hold a public hearing on  
Date/Time: Thursday, December 5, 2024

Location: Virtual Hearing

Virtual Registration Link: <https://bit.ly/3CJLEjb>

Petitioner: Aaron Adler

Address: 103-105 Colbourne Crescent

Subject: Demolish structure rebuild two-family

Nature of Action/Relief: \$5.09.2 - DESIGN REVIEW

\$5.20 - FLOOR AREA RATIO; \$5.30 - MAXIMUM HEIGHT OF BUILDINGS; \$5.44.3 - ACCESSORY UNDERGROUND STRUCTURES; \$5.44.4 - ACCESSORY UNDERGROUND STRUCTURES; \$5.60 - SIDE YARD REQUIREMENTS; \$5.63 - ACCESSORY BUILDINGS OR STRUCTURES IN SIDE YARDS; \$6.04.14 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.4.C - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.1 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.2 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$8.02 - ALTERATION OR EXTENSION

Plans and submissions may be viewed online at

<https://www.brooklinema.gov/DocumentCenter/Index/4942>

Interested persons may provide comments at the public hearing or by submitting written comments by email to [npare@brooklinema.gov](mailto:npare@brooklinema.gov). Assistive Listening Devices are available upon request.

<https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA>

11/20/2024 & 11/27/2024

#NY0130958

## LEGAL NOTICES

## LEGAL NOTICES

## LEGAL NOTICES

Town of Brookline  
Massachusetts  
Zoning Board of Appeals Virtual Public Hearing  
Thursday, December 5, 2024  
7:00 p.m.

Register for this hearing: <https://bit.ly/3CJLEjb>

After registering you will receive a confirmation email containing information about joining the hearing.

### Or Telephone:

+1 669 254 5252

Meeting ID:

161 338 3333

### Our Virtual Meeting Guide for Applicants and the Public:

[bit.ly/30wRoY3](https://bit.ly/30wRoY3)

Residences of South Brookline, 10 Thornton Road (also known as 101 Asheville Road) - Modification #5

The Zoning Board of Appeals will open a public hearing on an application submitted by Residences of South Brookline, LLC to modify a Comprehensive Permit (M.G.L. c.40B) for a multifamily development granted in 2015 and modified in 2019 (twice) and 2021 and which is currently before the Board for a fourth modification to convert 25 garage parking spaces and a storage area in the Asheville Building to 16 apartment units and add 24 surface parking spaces. Modification #5 proposes to modify conditions related to the parking management plan and transportation access plan agreement. Hearings on Modifications #4 and #5 will run concurrently. (Precinct 16, Zoning District M-0.5-Multifamily)

Project Page: <https://www.brooklinema.gov/649/Hancock-Village>

Staff Contact: [npare@brooklinema.gov](mailto:npare@brooklinema.gov)

11/20, 11/27

#NY0130960

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

(SEAL)  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
24 SM 003432  
ORDER OF NOTICE

TO:

Marouane Bah

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

Hanscom Federal Credit Union

claiming to have an interest in a Mortgage covering real property in Dedham, numbered 22 Booth Road, given by Marouane Bah to Hanscom Federal Credit Union, dated February 23, 2021, and registered at Norfolk County Registry District of the Land Court as Document No. 1472075 and noted on Certificate of Title No. 198843 has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 18, 2024.

Attest:  
Deborah J. Patterson  
Recorder

11/20/2024

#NY0130809

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[www.bostonherald.com](http://www.bostonherald.com)



LEGAL NOTICES	LEGAL NOTICES
Auction on December 2, 2024 @ 9:30am 234 Broadway Chelsea MA 02150 November 13 20 27 #NY0129735	

LEGAL NOTICES	LEGAL NOTICES
Pawn Expiration Auction Friday November 30, 2024 @ 11:00AM. Tosh Enterprises, LLC, 1107 Commonwealth ave., Boston, 02215 617-821-6229 November 20 #NY0129680	

LEGAL NOTICES	LEGAL NOTICES
PUBLIC MEETING NOTICE Town of Randolph, MA Council Order 2024-061  The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-061: <b>Acceptance of Local Option Statute M.G.L. Ch. 40, Section 13D Concerning Reserve Fund for Payment of Accrued Liabilities for Compensated Absences</b> - The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 40, Section 13D, which provides for the establishment of a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or full-time officer of the city or town upon the termination of the employee's or full-time officer's employment and which sets out the provisions governing such a fund.  Additional information on this Council Order is available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The Zoom link to connect to the meeting may be found on the Randolph website calendar. Dates of Publication: 11/20/2024 #NY0130987	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P6054EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION  Estate of: Catherine C. Mawn Date of Death: September 25, 2022 To all interested persons: A Petition for Formal Adjudication has been filed by Victoria A. Mawn of Winchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Kendra M. O'Toole of Norwell, MA be appointed as Personal Representative(s) of said estate to serve With Surety on the bond in Unsupervised Administration  IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of December 16, 2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: November 18, 2024. Tara E. DeCristofaro, Register of Probate November 20, 2024 #NY0130811	

LEGAL NOTICES	LEGAL NOTICES
PUBLIC HEARING NOTICE Town of Randolph, MA Council Order 2024-062  The Randolph Town Council will hold a public hearing on Monday, November 25, 2024 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-062 : Appropriation of Funds to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment Pursuant to M.G.L. Ch. 40, Section 13D - To see if the Randolph Town Council will vote to raise and appropriate Seven Hundred Thousand Dollars (\$700,000) to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment pursuant to M.G.L. Ch. 40, Section 13D.  Explanation: As financial planning continues to take new shapes in Randolph, the use of a reserve fund of this purpose will allow for these costs to be funded annually from sources such as free cash or unused levy capacity. The costs, which are most often crippling to department budgets, will be paid for from the reserve fund directly. This will allow for additional funds to be available for departmental day to day needs. Very rarely are these costs budgeted by the department as employees are not obligated to report their separation in advance. However, upon separation, which includes retirement, voluntary separation or termination the employee is due unused sick time and vacation time with levels varying depending on collective bargaining agreements, personnel handbook or individual contract language.  Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting. Dates of Publication: 11/20/2024 #NY0130986	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P4867EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION Estate of: Sebahat Simsek Date of Death: 07/16/2024 To all interested persons: A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate November 20 #NY0130902	

LEGAL NOTICES	LEGAL NOTICES
TOWN OF RANDOLPH TOWN COUNCIL LEGAL NOTICE  The Randolph Town Council will hold a public hearing on Monday, November 25, 2024, at 6:15 p.m. on Property Tax Classification for fiscal year 2025 under the provisions of Chapter 369 of the Acts of 1982, which revised Chapter 797 of the Acts of 1979, and which is codified at M.G.L. Chapter 40, Section 56.  At the hearing, the Town Council will determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of M.G.L. chapter fifty-nine, and personal property for the next fiscal year, allocating the local property tax levy among the five classes of property for tax bills - residential, open space, commercial, industrial and personal property. The Town Assessor will be available on behalf of the Board of Assessors to provide all information and data relevant to making the determination, including the fiscal effect of the available alternatives.  Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.  Comments can also be submitted in writing prior to the public hearing by delivering them in person, by mail, or by email to the Town Council Clerk at Town Hall, Email: NO-liveras@Randolph-MA.gov Dates of Publication: 11/20/2024 #NY0130984	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P5847EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION Estate of: Arline G. Heimert Also known as: Arline Grimes Heimert Date of Death: 10/21/2024 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Sarah T. Connolly of Boston MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Sarah T. Connolly of Boston MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate November 20 #NY0130823	

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LEGAL NOTICES	LEGAL NOTICES
TOWN OF BROOKLINE - Zoning Board of Appeals NOTICE OF HEARING The Brookline Zoning Board of Appeals will hold a public hearing on Date/Time: Thursday, December 5, 2024 Location: Virtual Hearing Virtual Registration Link: <a href="https://bit.ly/3CJLEjB">https://bit.ly/3CJLEjB</a> Petitioner: Nora LLC Address: 1249 Beacon Street Subject: \$4.08 - AFFORDABLE HOUSING REQUIREMENTS \$5.09.2.D - DESIGN REVIEW; \$6.02.1.B - GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES; \$6.02.2.H - OFF-STREET PARKING SPACE REGULATIONS; \$8.02 - ALTERATION OR EXTENSION; ZBL \$8.02 - Alteration or Extension - Pre-Existing Non-Conformities: FAR Maximum, Side Yard Setbacks, Rear Yard Setbacks and Parking Requirements Nature of Action/Relief: Plans and submissions may be viewed online at <a href="https://www.brooklinema.gov/DocumentCenter/Index/5760">https://www.brooklinema.gov/DocumentCenter/Index/5760</a> Interested persons may provide comments at the public hearing or by submitting written comments by email to <a href="mailto:npare@brooklinema.gov">npare@brooklinema.gov</a> . Assistive Listening Devices are available upon request: <a href="https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA">https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA</a> 11/20/2024 & 11/27/2024 #NY0130957	

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
(SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 245M004035 ORDER OF NOTICE TO: DONALD M. OSGOOD SR.  And to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c 50 §3901 (et seq)  ROCKLAND TRUST COMPANY  Claiming to have an interest in a Mortgage covering real property in Dorchester (Boston), numbered 92 Willowwood Street, given by Donald M. Osgood Sr. to Rockland Trust Company, dated August 2, 2022, and recorded in Suffolk County District Registry of Deeds in Book 68052, Page 269, has filed with this court a complaint for determination of Defendants' Servicemembers status.  If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at <b>Three Pemberton Square, Boston MA 02108</b> on or before 12/30/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.  Witness, Gordon H. Piper, Chief Justice of this Court on 11/15/2024  Attest:  Deborah J. Patterson Recorder 11/20/24 #NY0130894		

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
NOTICE OF SALE, NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE, Premises: 59 Indian Lane, Canton, Massachusetts 02021, By virtue and in execution of the Power of Sale contained in a certain mortgage given by 59 Indian Lane, LLC to Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182, dated May 3, 2023, and recorded with the Norfolk County Registry of Deeds in Book 41177 at Page 325, as affected by an assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182 to Athene Annuity and Life Company, dated July 17, 2024, and recorded with said Registry in Book 41890 at Page 384, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 1:00 o'clock PM. on the 4th day of December, 2024 at the mortgaged premises located at 59 Indian Lane, Canton, MA 02021, Norfolk County, Massachusetts, all and singular the premises described in said mortgage, To wit: Twenty (20) certain adjoining lots of land with the buildings thereon situated in Canton, Norfolk County, Massachusetts, on the Westerly side of a Private Way called Dinah Avenue leading north off Indian Lane and being shown as Lots 82 to 101 inclusive on a plan entitled "Ponkapoag Park, Canton, Mass. Owned by Willard Barlett, August 1906, George H. Wetherbeg, Jr., Civil Engineer", said plan being recorded with Norfolk County Registry of Deeds as Plan No. 2257, Plan Book 48 and according to said plan together bounded and described as follows: NORTHERLY by Lot 81 as shown on said plan, 100.0 feet; EASTERLY by Dinah Avenue, as shown on said plan, 400 feet; SOUTHERLY by Lot 102 as shown on said plan, 100 feet; and WESTERLY by Lots 21 to 40 inclusive as shown on said plan a total distance of 400 feet. Subject to Reservation by James Halley Jr. and Harriette K. Holley, their heirs and assigns, as appurtenant to said Lots 21 to 40 inclusive, a right of way, forty feet wide, over Lots 100 and 101, on said plan, to Dinah Avenue, to be used for all purposes for which ways and streets are commonly used in Canton, Massachusetts as set forth in a deed recorded with the Norfolk County Registry of Deeds in Book 4726, Page 643. The premises is conveyed subject to and with the benefit of easements, restrictions, rights of way, takings, reservations, exceptions, covenants and agreements of record, insofar as the same are now in force and applicable. For Mortgageor's title, see deed dated September 3, 2021, and recorded in Book 39821, at Page 13 in the Norfolk County Registry of Deeds. Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. Athene Annuity & Life Company, Present holder of said mortgage by its Attorneys, Friedman Vartolo LLP 85 Broad Street, Suite 501, New York, New York 10004 11/13, 11/20, 11/27 #NY0129996		

**Council Order: 2024-062****Introduced by: Town Manager Brian Howard  
November 18, 2024**

**Appropriation of Funds to the Reserve Fund for  
Future Payment of Accrued Liabilities for  
Compensated Absences Due Employee of Town Upon Termination of Employment  
Pursuant to M.G.L. Ch. 40, Section 13D**

To see if the Randolph Town Council will vote to raise and appropriate Seven Hundred Thousand Dollars (\$700,000) to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment pursuant to M.G.L. Ch. 40, Section 13D.

**Explanation:** As financial planning continues to take new shapes in Randolph, the use of a reserve fund of this purpose will allow for these costs to be funded annually from sources such as free cash or unused levy capacity. The costs, which are most often crippling to department budgets, will be paid for from the reserve fund directly. This will allow for additional funds to be available for departmental day to day needs. Very rarely are these costs budgeted by the department as employees are not obligated to report their separation in advance. However, upon separation, which includes retirement, voluntary separation or termination the employee is due unused sick time and vacation time with levels varying depending on collective bargaining agreements, personnel handbook or individual contract language.



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## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1142CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Don Tran**

A Petition to Change Name of Adult Don Tran of Malden, MA requesting that the court enter a Decree changing their name to: Rina Ban

#### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/06/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/08/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130911

## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1163CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Samuel Isaac Grondahl**

A Petition to Change Name of Adult Samuel Isaac Grondahl of Sherborn MA requesting that the court enter a Decree changing their name to: Samuel Isaac Plavin

#### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/12/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/14/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130898

## LEGAL NOTICES

LEGAL NOTICE  
Town of Randolph, MA  
Council Order 2024-060

The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in person or virtually by Zoom or telephone, on Council Order 2024-060 to see if the Randolph Town Council will establish a General Fund Reserve Fund for FY2025 to provide for extraordinary or unforeseen expenditures pursuant to the provisions of M.G.L. ch. 40, Section 5A and any other applicable law and to see if the Randolph Town Council will fund the Reserve Fund by raising and appropriating Four Hundred Seventy Thousand Dollars (\$470,000) to be placed in said General Fund Reserve Fund.

Additional information on this Council Order may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.

Dates of Publication: 11/20/2024  
#NY0130983

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617.423.4545

## PROBATE CITATIONS

## LEGAL NOTICES

## LEGAL NOTICES

Section E, Item3.

### TOWN OF BROOKLINE - Zoning Board of Appeals

#### NOTICE OF HEARING

The Brookline Zoning Board of Appeals will hold a public hearing on  
Date/Time: Thursday, December 5, 2024

Location: Virtual Hearing

Virtual Registration Link: <https://bit.ly/3CJLEjb>

Petitioner: Aaron Adler

Address: 103-105 Colbourne Crescent

Subject: Demolish structure rebuild two-family

Nature of Action/Relief: \$5.09.2 - DESIGN REVIEW

\$5.20 - FLOOR AREA RATIO; \$5.30 - MAXIMUM HEIGHT OF BUILDINGS; \$5.44.3 - ACCESSORY UNDERGROUND STRUCTURES; \$5.44.4 - ACCESSORY UNDERGROUND STRUCTURES; \$5.60 - SIDE YARD REQUIREMENTS; \$5.63 - ACCESSORY BUILDINGS OR STRUCTURES IN SIDE YARDS; \$6.04.14 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.4.C - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.1 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.2 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$8.02 - ALTERATION OR EXTENSION

Plans and submissions may be viewed online at

<https://www.brooklinema.gov/DocumentCenter/Index/4942>

Interested persons may provide comments at the public hearing or by submitting written comments by email to [npare@brooklinema.gov](mailto:npare@brooklinema.gov). Assistive Listening Devices are available upon request.

<https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA>

11/20/2024 & 11/27/2024

#NY0130958

## LEGAL NOTICES

## LEGAL NOTICES

## LEGAL NOTICES

Town of Brookline  
Massachusetts  
Zoning Board of Appeals Virtual Public Hearing  
Thursday, December 5, 2024  
7:00 p.m.

Register for this hearing: <https://bit.ly/3CJLEjb>

After registering you will receive a confirmation email containing information about joining the hearing.

#### Or Telephone:

+1 669 254 5252

Meeting ID:

161 338 3333

Our Virtual Meeting Guide for Applicants and the Public:

[bit.ly/30wRoY3](https://bit.ly/30wRoY3)

Residences of South Brookline, 10 Thornton Road (also known as 101 Asheville Road) - Modification #5

The Zoning Board of Appeals will open a public hearing on an application submitted by Residences of South Brookline, LLC to modify a Comprehensive Permit (M.G.L. c.40B) for a multifamily development granted in 2015 and modified in 2019 (twice) and 2021 and which is currently before the Board for a fourth modification to convert 25 garage parking spaces and a storage area in the Asheville Building to 16 apartment units and add 24 surface parking spaces. Modification #5 proposes to modify conditions related to the parking management plan and transportation access plan agreement. Hearings on Modifications #4 and #5 will run concurrently. (Precinct 16, Zoning District M-0.5-Multifamily)

Project Page: <https://www.brooklinema.gov/649/Hancock-Village>

Staff Contact: [npare@brooklinema.gov](mailto:npare@brooklinema.gov)

11/20, 11/27

#NY0130960

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

(SEAL)  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
24 SM 003432  
ORDER OF NOTICE

TO:

Marouane Bah

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

Hanscom Federal Credit Union

claiming to have an interest in a Mortgage covering real property in Dedham, numbered 22 Booth Road, given by Marouane Bah to Hanscom Federal Credit Union, dated February 23, 2021, and registered at Norfolk County Registry District of the Land Court as Document No. 1472075 and noted on Certificate of Title No. 198843 has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 18, 2024.

Attest:  
Deborah J. Patterson  
Recorder

11/20/2024

#NY0130809

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WEDNESDAY, NOVEMBER 20, 2024



LEGAL NOTICES

Auction on December 2, 2024 @ 9:30am  
234 Broadway Chelsea MA 02150  
November 13 20 27  
#NY0129735

LEGAL NOTICES

Pawn Expiration  
Auction Friday November 30, 2024 @ 11:00AM. Tosh Enterprises, LLC, 1107 Commonwealth ave., Boston, 02215 617-821-6229  
November 20  
#NY0129680

LEGAL NOTICES

PUBLIC MEETING NOTICE  
Town of Randolph, MA  
Council Order 2024-061

The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-061: **Acceptance of Local Option Statute M.G.L. Ch. 40, Section 13D Concerning Reserve Fund for Payment of Accrued Liabilities for Compensated Absences** - The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 40, Section 13D, which provides for the establishment of a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or full-time officer of the city or town upon the termination of the employee's or full-time officer's employment and which sets out the provisions governing such a fund.

Additional information on this Council Order is available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The Zoom link to connect to the meeting may be found on the Randolph website calendar.  
Dates of Publication: 11/20/2024  
#NY0130987

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. MI24P6054EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Catherine C. Mawn Date of Death: September 25, 2022 To all interested persons: A Petition for Formal Adjudication has been filed by Victoria A. Mawn of Winchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Kendra M. O'Toole of Norwell, MA be appointed as Personal Representative(s) of said estate to serve With Surety on the bond in Unsupervised Administration

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of December 16, 2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: November 18, 2024. Tara E. DeCristofaro, Register of Probate  
November 20, 2024  
#NY0130811

LEGAL NOTICES

PUBLIC HEARING NOTICE  
Town of Randolph, MA  
Council Order 2024-062

The Randolph Town Council will hold a public hearing on Monday, November 25, 2024 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-062 : Appropriation of Funds to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment Pursuant to M.G.L. Ch. 40, Section 13D - To see if the Randolph Town Council will vote to raise and appropriate Seven Hundred Thousand Dollars (\$700,000) to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment pursuant to M.G.L. Ch. 40, Section 13D.

Explanation: As financial planning continues to take new shapes in Randolph, the use of a reserve fund of this purpose will allow for these costs to be funded annually from sources such as free cash or unused levy capacity. The costs, which are most often crippling to department budgets, will be paid for from the reserve fund directly. This will allow for additional funds to be available for departmental day to day needs. Very rarely are these costs budgeted by the department as employees are not obligated to report their separation in advance. However, upon separation, which includes retirement, voluntary separation or termination the employee is due unused sick time and vacation time with levels varying depending on collective bargaining agreements, personnel handbook or individual contract language.

Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.  
Dates of Publication: 11/20/2024  
#NY0130986

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. MI24P4867EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Sebahat Simsek Date of Death: 07/16/2024 To all interested persons: A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate  
November 20  
#NY0130902

LEGAL NOTICES

TOWN OF RANDOLPH TOWN COUNCIL LEGAL NOTICE

The Randolph Town Council will hold a public hearing on Monday, November 25, 2024, at 6:15 p.m. on Property Tax Classification for fiscal year 2025 under the provisions of Chapter 369 of the Acts of 1982, which revised Chapter 797 of the Acts of 1979, and which is codified at M.G.L. Chapter 40, Section 56.

At the hearing, the Town Council will determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of M.G.L. chapter fifty-nine, and personal property for the next fiscal year, allocating the local property tax levy among the five classes of property for tax bills - residential, open space, commercial, industrial and personal property. The Town Assessor will be available on behalf of the Board of Assessors to provide all information and data relevant to making the determination, including the fiscal effect of the available alternatives.

Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.

Comments can also be submitted in writing prior to the public hearing by delivering them in person, by mail, or by email to the Town Council Clerk at Town Hall, Email: NO-liveras@Randolph-MA.gov  
Dates of Publication: 11/20/2024  
#NY0130984

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. MI24P5847EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Arline G. Heimert Also known as: Arline Grimes Heimert Date of Death: 10/21/2024 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Sarah T. Connolly of Boston MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Sarah T. Connolly of Boston MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate  
November 20  
#NY0130823

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To place an ad, call 617-423-4545.



LEGAL NOTICES

TOWN OF BROOKLINE - Zoning Board of Appeals NOTICE OF HEARING  
The Brookline Zoning Board of Appeals will hold a public hearing on  
Date/Time: Thursday, December 5, 2024  
Location: Virtual Hearing  
Virtual Registration Link: <https://bit.ly/3CJLEjB>  
Petitioner: Nora LLC  
Address: 1249 Beacon Street  
Subject: \$4.08 - AFFORDABLE HOUSING REQUIREMENTS \$5.09.2.D - DESIGN REVIEW; \$6.02.1.B - GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES; \$6.02.2.H - OFF-STREET PARKING SPACE REGULATIONS; \$8.02 - ALTERATION OR EXTENSION; ZBL \$8.02 - Alteration or Extension - Pre-Existing Non-Conformities: FAR Maximum, Side Yard Setbacks, Rear Yard Setbacks and Parking Requirements  
Nature of Action/Relief:  
Plans and submissions may be viewed online at <https://www.brooklinema.gov/DocumentCenter/Index/5760>  
Interested persons may provide comments at the public hearing or by submitting written comments by email to [npare@brooklinema.gov](mailto:npare@brooklinema.gov). Assistive Listening Devices are available upon request:  
<https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA>  
11/20/2024 & 11/27/2024  
#NY0130957

LEGAL NOTICES

(SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 245M004035 ORDER OF NOTICE

TO:  
DONALD M. OSGOOD SR.

And to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c 50 §3901 (et seq)

ROCKLAND TRUST COMPANY

Claiming to have an interest in a Mortgage covering real property in Dorchester (Boston), numbered 92 Willowwood Street, given by Donald M. Osgood Sr. to Rockland Trust Company, dated August 2, 2022, and recorded in Suffolk County District Registry of Deeds in Book 68052, Page 269, has filed with this court a complaint for determination of Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston MA 02108** on or before 12/30/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Chief Justice of this Court on 11/15/2024

Attest:  
Deborah J. Patterson Recorder  
11/20/24  
#NY0130894

LEGAL NOTICES

NOTICE OF SALE, NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE, Premises: 59 Indian Lane, Canton, Massachusetts 02021, By virtue and in execution of the Power of Sale contained in a certain mortgage given by 59 Indian Lane, LLC to Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182, dated May 3, 2023, and recorded with the Norfolk County Registry of Deeds in Book 41177 at Page 325, as affected by an assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182 to Athene Annuity and Life Company, dated July 17, 2024, and recorded with said Registry in Book 41890 at Page 384, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 1:00 o'clock PM. on the 4th day of December, 2024 at the mortgaged premises located at 59 Indian Lane, Canton, MA 02021, Norfolk County, Massachusetts, all and singular the premises described in said mortgage, To wit: Twenty (20) certain adjoining lots of land with the buildings thereon situated in Canton, Norfolk County, Massachusetts, on the Westerly side of a Private Way called Dinah Avenue leading north off Indian Lane and being shown as Lots 82 to 101 inclusive on a plan entitled "Ponkapoag Park, Canton, Mass. Owned by Willard Bartlett, August 1906, George H. Wetherbeg, Jr., Civil Engineer", said plan being recorded with Norfolk County Registry of Deeds as Plan No. 2257, Plan Book 48 and according to said plan together bounded and described as follows: NORTHERLY by Lot 81 as shown on said plan, 100.0 feet; EASTERLY by Dinah Avenue, as shown on said plan, 400 feet; SOUTHERLY by Lot 102 as shown on said plan, 100 feet; and WESTERLY by Lots 21 to 40 inclusive as shown on said plan a total distance of 400 feet. Subject to Reservation by James Halley Jr. and Harriette K. Holley, their heirs and assigns, as appurtenant to said Lots 21 to 40 inclusive, a right of way, forty feet wide, over Lots 100 and 101, on said plan, to Dinah Avenue, to be used for all purposes for which ways and streets are commonly used in Canton, Massachusetts as set forth in a deed recorded with the Norfolk County Registry of Deeds in Book 4726, Page 643. The premises is conveyed subject to and with the benefit of easements, restrictions, rights of way, takings, reservations, exceptions, covenants and agreements of record, insofar as the same are now in force and applicable. For Mortgagor's title, see deed dated September 3, 2021, and recorded in Book 39821, at Page 13 in the Norfolk County Registry of Deeds. Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. Athene Annuity & Life Company, Present holder of said mortgage by its Attorneys, Friedman Vartolo LLP 85 Broad Street, Suite 501, New York, New York 10004  
11/13, 11/20, 11/27  
#NY0129996

617-423-4545 to place your classified ad.

**Council Order: 2024-060**

**Introduced by: Town Manager Brian Howard  
November 18, 2024**

**Establishment and Funding of FY2025 Reserve Fund**

To see if the Randolph Town Council will establish a General Fund Reserve Fund for FY25 to provide for extraordinary or unforeseen expenditures pursuant to the provisions of M.G.L. ch.40, Section 5A and any other applicable law and to see if the Randolph Town Council will fund the General Fund Reserve Fund by raising and appropriating Four Hundred Seventy Thousand Dollars (\$470,000) to be placed in said General Fund Reserve Fund.

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## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1142CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Don Tran**

A Petition to Change Name of Adult Don Tran of Malden, MA requesting that the court enter a Decree changing their name to: Rina Ban

### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/06/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/08/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130911

## PROBATE CITATIONS

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No.  
MI24C1163CA

### CITATION ON PETITION TO CHANGE NAME

In the matter of: **Samuel Isaac Grondahl**

A Petition to Change Name of Adult Samuel Isaac Grondahl of Sherborn MA requesting that the court enter a Decree changing their name to: Samuel Isaac Plavin

### IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 12/12/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: 11/14/2024  
Tara E. DeCristofaro  
Register of Probate

11/20/2024

#NY0130898

## LEGAL NOTICES

LEGAL NOTICE  
Town of Randolph, MA  
Council Order 2024-060

The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in person or virtually by Zoom or telephone, on Council Order 2024-060 to see if the Randolph Town Council will establish a General Fund Reserve Fund for FY2025 to provide for extraordinary or unforeseen expenditures pursuant to the provisions of M.G.L. ch. 40, Section 5A and any other applicable law and to see if the Randolph Town Council will fund the Reserve Fund by raising and appropriating Four Hundred Seventy Thousand Dollars (\$470,000) to be placed in said General Fund Reserve Fund.

Additional information on this Council Order may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.

Dates of Publication: 11/20/2024  
#NY0130983

Don't store your boat or  
motorcycle...**SELL IT!**

Boston Herald Classifieds  
617.423.4545

## PROBATE CITATIONS

## LEGAL NOTICES

## LEGAL NOTICES

Section J, Item1.

### TOWN OF BROOKLINE - Zoning Board of Appeals

#### NOTICE OF HEARING

The Brookline Zoning Board of Appeals will hold a public hearing on  
Date/Time: Thursday, December 5, 2024

Location: Virtual Hearing

Virtual Registration Link: <https://bit.ly/3CJLEjb>

Petitioner: Aaron Adler

Address: 103-105 Colbourne Crescent

Subject: Demolish structure rebuild two-family

Nature of Action/Relief: \$5.09.2 - DESIGN REVIEW

\$5.20 - FLOOR AREA RATIO: \$5.30 - MAXIMUM HEIGHT OF BUILDINGS; \$5.44.3 - ACCESSORY UNDERGROUND STRUCTURES; \$5.44.4 - ACCESSORY UNDERGROUND STRUCTURES; \$5.60 - SIDE YARD REQUIREMENTS; \$5.63 - ACCESSORY BUILDINGS OR STRUCTURES IN SIDE YARDS; \$6.04.14 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.4.C - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.1 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$6.04.5.C.2 - DESIGN OF ALL OFF-STREET PARKING FACILITIES; \$8.02 - ALTERATION OR EXTENSION

Plans and submissions may be viewed online at

<https://www.brooklinema.gov/DocumentCenter/Index/4942>

Interested persons may provide comments at the public hearing or by submitting written comments by email to [npare@brooklinema.gov](mailto:npare@brooklinema.gov). Assistive Listening Devices are available upon request.

<https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA>

11/20/2024 & 11/27/2024

#NY0130958

## LEGAL NOTICES

## LEGAL NOTICES

## LEGAL NOTICES

Town of Brookline  
Massachusetts  
Zoning Board of Appeals Virtual Public Hearing  
Thursday, December 5, 2024  
7:00 p.m.

Register for this hearing: <https://bit.ly/3CJLEjb>

After registering you will receive a confirmation email containing information about joining the hearing.

### Or Telephone:

+1 669 254 5252

Meeting ID:

161 338 3333

### Our Virtual Meeting Guide for Applicants and the Public:

[bit.ly/30wRoY3](https://bit.ly/30wRoY3)

Residences of South Brookline, 10 Thornton Road (also known as 101 Asheville Road) - Modification #5

The Zoning Board of Appeals will open a public hearing on an application submitted by Residences of South Brookline, LLC to modify a Comprehensive Permit (M.G.L. c.40B) for a multifamily development granted in 2015 and modified in 2019 (twice) and 2021 and which is currently before the Board for a fourth modification to convert 25 garage parking spaces and a storage area in the Asheville Building to 16 apartment units and add 24 surface parking spaces. Modification #5 proposes to modify conditions related to the parking management plan and transportation access plan agreement. Hearings on Modifications #4 and #5 will run concurrently. (Precinct 16, Zoning District M-0.5-Multifamily)

Project Page: <https://www.brooklinema.gov/649/Hancock-Village>

Staff Contact: [npare@brooklinema.gov](mailto:npare@brooklinema.gov)

11/20, 11/27

#NY0130960

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

## MORTGAGE FORECLOSURE

(SEAL)  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
24 SM 003432  
ORDER OF NOTICE

TO:

Marouane Bah

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

Hanscom Federal Credit Union

claiming to have an interest in a Mortgage covering real property in Dedham, numbered 22 Booth Road, given by Marouane Bah to Hanscom Federal Credit Union, dated February 23, 2021, and registered at Norfolk County Registry District of the Land Court as Document No. 1472075 and noted on Certificate of Title No. 198843 has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 18, 2024.

Attest:  
Deborah J. Patterson  
Recorder

11/20/2024

#NY0130809

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Herald**  
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LEGAL NOTICES	LEGAL NOTICES
Auction on December 2, 2024 @ 9:30am 234 Broadway Chelsea MA 02150 November 13 20 27 #NY0129735	

LEGAL NOTICES	LEGAL NOTICES
Pawn Expiration Auction Friday November 30, 2024 @ 11:00AM. Tosh Enterprises, LLC, 1107 Commonwealth ave., Boston, 02215 617-821-6229 November 20 #NY0129680	

LEGAL NOTICES	LEGAL NOTICES
PUBLIC MEETING NOTICE Town of Randolph, MA Council Order 2024-061  The Randolph Town Council will hold a meeting on Monday, November 25, 2024, at 6:00 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-061: <b>Acceptance of Local Option Statute M.G.L. Ch. 40, Section 13D Concerning Reserve Fund for Payment of Accrued Liabilities for Compensated Absences</b> - The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 40, Section 13D, which provides for the establishment of a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or full-time officer of the city or town upon the termination of the employee's or full-time officer's employment and which sets out the provisions governing such a fund.  Additional information on this Council Order is available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The Zoom link to connect to the meeting may be found on the Randolph website calendar. Dates of Publication: 11/20/2024 #NY0130987	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P6054EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION  Estate of: Catherine C. Mawn Date of Death: September 25, 2022 To all interested persons: A Petition for Formal Adjudication has been filed by Victoria A. Mawn of Winchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Kendra M. O'Toole of Norwell, MA be appointed as Personal Representative(s) of said estate to serve With Surety on the bond in Unsupervised Administration  IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of December 16, 2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: November 18, 2024. Tara E. DeCristofaro, Register of Probate November 20, 2024 #NY0130811	

LEGAL NOTICES	LEGAL NOTICES
PUBLIC HEARING NOTICE Town of Randolph, MA Council Order 2024-062  The Randolph Town Council will hold a public hearing on Monday, November 25, 2024 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-062 : Appropriation of Funds to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment Pursuant to M.G.L. Ch. 40, Section 13D - To see if the Randolph Town Council will vote to raise and appropriate Seven Hundred Thousand Dollars (\$700,000) to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment pursuant to M.G.L. Ch. 40, Section 13D.  Explanation: As financial planning continues to take new shapes in Randolph, the use of a reserve fund of this purpose will allow for these costs to be funded annually from sources such as free cash or unused levy capacity. The costs, which are most often crippling to department budgets, will be paid for from the reserve fund directly. This will allow for additional funds to be available for departmental day to day needs. Very rarely are these costs budgeted by the department as employees are not obligated to report their separation in advance. However, upon separation, which includes retirement, voluntary separation or termination the employee is due unused sick time and vacation time with levels varying depending on collective bargaining agreements, personnel handbook or individual contract language.  Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting. Dates of Publication: 11/20/2024 #NY0130986	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P4867EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION <b>Estate of: Sebahat Simsek</b> <b>Date of Death: 07/16/2024</b> To all interested persons: A Petition for <b>S/A - Formal Probate of Will with Appointment of Personal Representative</b> has been filed by <b>Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX</b> requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: <b>Hidayet T Simsek of Newton MA and Burc A Simsek of Sugar Land TX</b> be appointed as Personal Representative(s) of said estate to serve <b>Without Surety</b> on the bond in <b>unsupervised administration</b> <b>IMPORTANT NOTICE</b> <b>You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> <b>A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</b> <b>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court</b> Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate November 20 #NY0130902	

LEGAL NOTICES	LEGAL NOTICES
TOWN OF RANDOLPH TOWN COUNCIL LEGAL NOTICE  The Randolph Town Council will hold a public hearing on Monday, November 25, 2024, at 6:15 p.m. on Property Tax Classification for fiscal year 2025 under the provisions of Chapter 369 of the Acts of 1982, which revised Chapter 797 of the Acts of 1979, and which is codified at M.G.L. Chapter 40, Section 56.  At the hearing, the Town Council will determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of M.G.L. chapter fifty-nine, and personal property for the next fiscal year, allocating the local property tax levy among the five classes of property for tax bills - residential, open space, commercial, industrial and personal property. The Town Assessor will be available on behalf of the Board of Assessors to provide all information and data relevant to making the determination, including the fiscal effect of the available alternatives.  Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely/virtually by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.  Comments can also be submitted in writing prior to the public hearing by delivering them in person, by mail, or by email to the Town Council Clerk at Town Hall, Email: NO-liveras@Randolph-MA.gov Dates of Publication: 11/20/2024 #NY0130984	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P5847EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION <b>Estate of: Arline G. Heimert</b> <b>Also known as: Arline Grimes Heimert</b> <b>Date of Death: 10/21/2024</b> To all interested persons: A Petition for <b>Formal Probate of Will with Appointment of Personal Representative</b> has been filed by <b>Sarah T. Connolly of Boston MA</b> requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: <b>Sarah T. Connolly of Boston MA</b> be appointed as Personal Representative(s) of said estate to serve <b>Without Surety</b> on the bond in <b>unsupervised administration</b> <b>IMPORTANT NOTICE</b> <b>You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> <b>A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</b> <b>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court</b> Date: November 18, 2024 Tara E. DeCristofaro, Register of Probate November 20 #NY0130823	

### Fill Your Home with Love

Check out our daily Pet listings in the Classified Marketplace.  
To place an ad, call 617-423-4545.

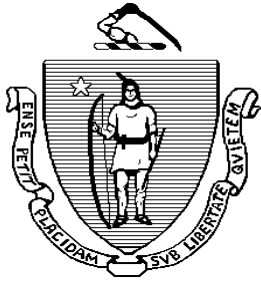


Section J, Item 1.

LEGAL NOTICES	LEGAL NOTICES
TOWN OF BROOKLINE - Zoning Board of Appeals NOTICE OF HEARING The Brookline Zoning Board of Appeals will hold a public hearing on Date/Time: Thursday, December 5, 2024 Location: Virtual Hearing Virtual Registration Link: <a href="https://bit.ly/3CJLEjB">https://bit.ly/3CJLEjB</a> Petitioner: Nora LLC Address: 1249 Beacon Street Subject: \$4.08 - AFFORDABLE HOUSING REQUIREMENTS \$5.09.2.D - DESIGN REVIEW; \$6.02.1.B - GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES; \$6.02.2.H - OFF-STREET PARKING SPACE REGULATIONS; \$8.02 - ALTERATION OR EXTENSION; ZBL \$8.02 - Alteration or Extension - Pre-Existing Non-Conformities: FAR Maximum, Side Yard Setbacks, Rear Yard Setbacks and Parking Requirements Nature of Action/Relief: Plans and submissions may be viewed online at <a href="https://www.brooklinema.gov/DocumentCenter/Index/5760">https://www.brooklinema.gov/DocumentCenter/Index/5760</a> Interested persons may provide comments at the public hearing or by submitting written comments by email to <a href="mailto:npare@brooklinema.gov">npare@brooklinema.gov</a> . Assistive Listening Devices are available upon request: <a href="https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA">https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA</a> 11/20/2024 & 11/27/2024 #NY0130957	

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
(SEAL) COMMONWEALTH OF MASSACHUSETTS  LAND COURT  DEPARTMENT OF THE TRIAL COURT 245M004035 ORDER OF NOTICE  TO:  DONALD M. OSGOOD SR.  And to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c 50 §3901 (et seq)  ROCKLAND TRUST COMPANY  Claiming to have an interest in a Mortgage covering real property in Dorchester (Boston), numbered 92 Willowwood Street, given by Donald M. Osgood Sr. to Rockland Trust Company, dated August 2, 2022, and recorded in Suffolk County District Registry of Deeds in Book 68052, Page 269, has filed with this court a complaint for determination of Defendants' Servicemembers status.  If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at <b>Three Pemberton Square, Boston MA 02108</b> on or before 12/30/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.  Witness, Gordon H. Piper, Chief Justice of this Court on 11/15/2024  Attest:  Deborah J. Patterson Recorder 11/20/24 #NY0130894		

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
NOTICE OF SALE, NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE, Premises: 59 Indian Lane, Canton, Massachusetts 02021, By virtue and in execution of the Power of Sale contained in a certain mortgage given by 59 Indian Lane, LLC to Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182, dated May 3, 2023, and recorded with the Norfolk County Registry of Deeds in Book 41177 at Page 325, as affected by an assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 52182 to Athene Annuity and Life Company, dated July 17, 2024, and recorded with said Registry in Book 41890 at Page 384, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 1:00 o'clock PM. on the 4th day of December, 2024 at the mortgaged premises located at 59 Indian Lane, Canton, MA 02021, Norfolk County, Massachusetts, all and singular the premises described in said mortgage, To wit: Twenty (20) certain adjoining lots of land with the buildings thereon situated in Canton, Norfolk County, Massachusetts, on the Westerly side of a Private Way called Dinah Avenue leading north off Indian Lane and being shown as Lots 82 to 101 inclusive on a plan entitled "Ponkapoag Park, Canton, Mass. Owned by Willard Barlett, August 1906, George H. Wetherbeg, Jr., Civil Engineer", said plan being recorded with Norfolk County Registry of Deeds as Plan No. 2257, Plan Book 48 and according to said plan together bounded and described as follows: NORTHERLY by Lot 81 as shown on said plan, 100.0 feet; EASTERLY by Dinah Avenue, as shown on said plan, 400 feet; SOUTHERLY by Lot 102 as shown on said plan, 100 feet; and WESTERLY by Lots 21 to 40 inclusive as shown on said plan a total distance of 400 feet. Subject to Reservation by James Halley Jr. and Harriette K. Holley, their heirs and assigns, as appurtenant to said Lots 21 to 40 inclusive, a right of way, forty feet wide, over Lots 100 and 101, on said plan, to Dinah Avenue, to be used for all purposes for which ways and streets are commonly used in Canton, Massachusetts as set forth in a deed recorded with the Norfolk County Registry of Deeds in Book 4726, Page 643. The premises is conveyed subject to and with the benefit of easements, restrictions, rights of way, takings, reservations, exceptions, covenants and agreements of record, insofar as the same are now in force and applicable. For Mortgagor's title, see deed dated September 3, 2021, and recorded in Book 39821, at Page 13 in the Norfolk County Registry of Deeds. Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. Athene Annuity & Life Company, Present holder of said mortgage by its Attorneys, Friedman Vartolo LLP 85 Broad Street, Suite 501, New York, New York 10004 11/13, 11/20, 11/27 #NY0129996		



# The Commonwealth of Massachusetts

## DEPARTMENT OF PUBLIC UTILITIES

### NOTICE OF FILING AND PUBLIC HEARINGS

D.P.U. 24-141

November 4, 2024

Petition of Eversource Gas Company of Massachusetts, d/b/a Eversource Energy, pursuant to G.L. c. 25, § 21, for approval by the Department of Public Utilities of its Three-Year Energy Efficiency Plan for 2025 through 2027.

On October 31, 2024, Eversource Gas Company of Massachusetts, d/b/a Eversource Energy ("Company"), filed a petition with the Department of Public Utilities ("Department") seeking approval of its Three-Year Energy Efficiency Plan for 2025 through 2027 ("Three-Year Plan"). The proposed Three-Year Plan also incorporates the Company's Residential Conservation Service filing pursuant to G.L. c. 164, App. § 2-7(h). The Department docketed this matter as D.P.U. 24-141.

Pursuant to G.L. c. 25, § 21, all Massachusetts electric and gas distribution companies, and municipal aggregators with certified efficiency plans (together, "Program Administrators"), are required to develop, in consultation with the Energy Efficiency Advisory Council ("Council"), plans that provide for the acquisition of all available energy efficiency and demand reduction resources that are cost effective or less expensive than supply. In addition, the Three-Year Plans must achieve the greenhouse gas emissions reduction goals set by the Secretary of Energy and Environmental Affairs.

Statewide, the Program Administrators together propose to invest approximately \$5 billion in energy efficiency and decarbonization efforts over the Three-Year Plan term that they state will deliver \$13 billion in total benefits to Massachusetts customers. The Company's proposed Three-Year Plan includes energy efficiency programs for residential, low-income, and commercial and industrial ("C&I") customers.

The Company's proposed total budget for the 2025-2027 Three-Year Plan Term is \$388,596,937 (i.e., \$120,862,429 in 2025, \$129,056,222 in 2026, and \$138,678,285 in 2027). If the Company's Three-Year Plan is approved as proposed, the Company states that customers could experience the following bill impacts:

- Residential heating (R-3) customers using 132 therms of gas per month during the peak period could experience a peak monthly bill increase of \$18.48 (or 7.5 percent) in 2025; a peak monthly bill decrease of \$5.04 (or 1.9 percent) in 2026; and a peak monthly bill increase of \$3.97 (or 1.5 percent) in 2027.

- Residential low-income heating (R-4) customers using 126 therms of gas per month during the peak period could experience a peak monthly bill increase of \$13.20 (or 7.5 percent) in 2025; a peak monthly bill decrease of \$3.60 (or 1.9 percent) in 2026; and a peak monthly bill increase of \$2.84 (or 1.5 percent) in 2027.
- Bill impacts for C&I customers will vary. These customers should contact the Company as indicated below for specific bill impact information.

The Department will conduct the following public hearings to receive comments on the Company's petition, as follows:

- **In-person hearing on December 3, 2024, beginning at 7:00 p.m., in Worcester at the Hogan Campus Center, Suite B/C 4<sup>th</sup>, College of the Holy Cross, 1 College Street, Worcester, MA 01610. Interpretation services (Spanish, Chinese [Mandarin and Cantonese], and Vietnamese) will be available at this in-person public hearing.**
- **In-person hearing on December 4, 2024, beginning at 7:00 p.m., in New Bedford at Keith Middle School, 225 Hathaway Blvd., New Bedford, Massachusetts 02740. Interpretation services (Spanish, Haitian Creole, and Portuguese) will be available at this in-person public hearing.**
- **Virtual public hearing on December 5, 2024, beginning at 2:00 p.m. using Zoom videoconferencing using the link provided below. Interpretation services (Spanish, Portuguese, Chinese [Mandarin and Cantonese], Haitian Creole, and Vietnamese) will be available at this virtual public hearing.**
- **In-person hearing on December 5, 2024, beginning at 7:00 p.m., in Boston at the Department of Public Utilities, One South Station, Boston, Massachusetts. Interpretation services (Spanish, Portuguese, Chinese [Mandarin and Cantonese], Haitian Creole, Russian, and Vietnamese) will be available at this in-person public hearing.**

Attendees can join the December 5, 2024 virtual public hearing by entering the link, <https://us06web.zoom.us/j/89518573642>, from a computer, smartphone, or tablet. No prior software download is required. For audio-only access to the virtual public hearing, attendees can dial in at (646) 558-8656 or (309) 205-3325 (**not toll free**) and then enter the **Meeting ID# 895 1857 3642**. Interpretation services (Spanish, Portuguese, Chinese [Mandarin and Cantonese], Haitian Creole, and Vietnamese) will be available over the Zoom platform by clicking the "Interpretation" button on the menu at the bottom of the Zoom application screen and selecting your language (*i.e.*, Spanish, Portuguese, Chinese [Mandarin and Cantonese], Haitian Creole, and Vietnamese).

If you anticipate providing comments during any of the public hearings, please send an email by **Friday, November 29, 2024**, to [krista.hawley@mass.gov](mailto:krista.hawley@mass.gov) with your name, email address, and mailing address.



Any person interested in commenting on this matter may submit written comments no later than the close of business (5:00 p.m.) on **Friday, December 6, 2024**. Please note that in the interest of transparency any comments will be posted to the Department's website as received and without redacting personal information, such as addresses, telephone numbers, or email addresses. Therefore, consider the extent of information you wish to share when submitting comments. The Department strongly encourages public comments to be submitted by email using the methods described below. If, however, a member of the public is unable to send written comments by email, a paper copy may be sent to Mark D. Marini, Secretary, Department of Public Utilities, One South Station, Boston, Massachusetts, 02110.

Any person who desires to participate otherwise in the evidentiary phase of this proceeding must file a written petition for leave to intervene with the Department. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. The Department has established two procedural tracks for review of the Three-Year Plans, referred to as "General Track" and "Alternate Track." Order Approving Revised Energy Efficiency Guidelines, D.P.U. 20-150-A (2021) ("Guidelines"). Guidelines § 3.7.2(a). A General Track participant is a party whose interests are represented on the Council pursuant to G.L. c. 25, § 22(a). An entity that was previously granted intervention as a full party or a limited participant will be considered a General Track participant for future Three-Year Plan proceedings. An Alternate Track participant is any entity found by the Department, pursuant to G.L. c. 30A § 10, to be substantially and specifically affected by these proceedings but: (1) did not participate in or whose interests were not adequately represented in the Council process; and (2) has not previously participated in a Three-Year Plan proceeding as a full party or limited participant.

General Track persons/entities who desire to participate in the evidentiary phase of this proceeding must file a written petition for leave to intervene with the Department not later than the close of business on **Friday, November 1, 2024**. Alternate Track persons/entities and all other persons/entities who desire to participate in the evidentiary phase of this proceeding must file a written petition for leave to intervene with the Department not later than the close of business on **Thursday, November 14, 2024**. Receipt by the Department, not mailing, constitutes filing and determines whether a petition has been timely filed. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A, § 10. All responses to General Track Petitions to Intervene must be filed by the close of business on **Tuesday, November 5, 2024**. All responses to Alternate Track Petitions to Intervene must be filed by the close of business on **Monday, November 18, 2024**.

To the extent a person or entity wishes to submit comments or a petition to intervene in accordance with this Notice, electronic submission is sufficient. All comments or petitions to intervene must be submitted to the Department in **.pdf format** by e-mail attachment to [dupe.filing@mass.gov](mailto:dupe.filing@mass.gov) and [krista.hawley@mass.gov](mailto:krista.hawley@mass.gov). In addition, all comments or petitions to intervene should be submitted to the Company's attorneys, John K. Habib, Esq. and Ashley S. Marton, Esq., Keegan Werlin, LLP, by email attachment to [jhabib@keeganwerlin.com](mailto:jhabib@keeganwerlin.com) and [amarton@keeganwerlin.com](mailto:amarton@keeganwerlin.com). The text of the e-mail must specify: (1) the docket number of the proceeding (D.P.U. 24-141); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document. All documents submitted in electronic format will

be posted on the Department's website through our online File Room as soon as practicable (enter "24-141") at: <https://eeaonline.eea.state.ma.us/DPU/Fileroom/dockets/bynumber>.

To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio format), contact the Department's ADA coordinator at [eeadiversity@mass.gov](mailto:eeadiversity@mass.gov) or 617-626-1282. Any person desiring further information regarding the Three-Year Plan should contact counsel for the Company, John K. Habib, Esq. and Ashley S. Marton, Esq., Keegan Werlin, LLP, at (617) 951-1400 and/or [jhabib@keeganwerlin.com](mailto:jhabib@keeganwerlin.com) and [amarton@keeganwerlin.com](mailto:amarton@keeganwerlin.com). For further information regarding this Notice, please contact Krista Hawley, Hearing Officer, Department of Public Utilities, at [krista.hawley@mass.gov](mailto:krista.hawley@mass.gov) or visit: <https://www.mass.gov/info-details/energy-efficiency-dockets-and-filings>.

**This document is an important Notice from Eversource Gas Company of Massachusetts, d/b/a Eversource Energy. To request translation and/or interpretation services, please contact Eversource Gas Company of Massachusetts, d/b/a Eversource Energy at: 1-866-410-7874.**

**Este documento es un Aviso importante de Eversource Gas Company de Massachusetts, operando bajo el nombre comercial de Eversource Gas Company ("la Compañía"). Por favor, contacte a la Compañía en: 1-866-410-7874 para solicitar servicios de traducción y/o interpretación.**

**Este documento contém um Aviso importante da Eversource Gas Company de Massachusetts, que opera sob o nome de fantasia Eversource Energy ("a Companhia"). Por favor, entre em contato com a Companhia pelo link: 1-866-410-7874 para solicitar serviços de tradução e/ou interpretação.**

**此文件是麻薩諸塞 Eversource 燃氣公司（營業名稱為 Eversource Energy，簡稱「公司」）的重要通知。請透過 1-866-410-7874 聯絡公司來請求翻譯和/或口譯服務。**

**此文件是马萨诸塞 Eversource 燃气公司（营业名称为 Eversource Energy，简称“公司”）的重要通知。请通过 1-866-410-7874 联系公司来请求翻译和/或口译服务。**

**Dokiman sa a se yon Anons enpòtan nan men Eversource Gas Company nan Massachusetts la, d/b/a Eversource Energy ("Konpayi a"). Tanpri kontakte Konpayi a nan: 1-866-410-7874 pou mande sèvis tradiksyon ak/oswa entèpretasyon.**

**Tài liệu này là một Thông Báo quan trọng của Eversource Gas Company của Massachusetts, kinh doanh trong Eversource Energy ("Công Ty"). Xin hãy liên hệ Công Ty tại: 1-866-410-7874 để yêu cầu các dịch vụ biên dịch (viết) và/hoặc thông dịch (nói).**

**ឯកសារនេះគឺជាការជូនដំណឹងដ៏សំខាន់ ពីក្រុមហ៊ុនឧស្ម័ន Eversource រដ្ឋ Massachusetts, d/b/a Eversource Energy ("ក្រុមហ៊ុន")។ សូមទាក់ទងក្រុមហ៊ុនតាមរយៈ៖ 1-866-410-7874 ដើម្បីស្នើសុំសេវាបកប្រែឯកសារ និង/ឬសេវាបកប្រែផ្ទាល់។**

هذه الوثيقة هي إشعار مهم من شركة Eversource للغاز في Massachusetts ، التي تعمل تحت اسم Eversource Energy ("الشركة"). يرجى الاتصال بالشركة من خلال 1-866-410-7874 :لطلب خدمات الترجمة و/أو التفسير.

Этот документ содержит важную информацию от компании Eversource Gas Company Массачусетса, которая осуществляет свою деятельность под наименованием Eversource Energy («Компания»). Пожалуйста, свяжитесь с компанией: 1-866-410-7874, чтобы запросить письменный и (или) устный перевод.

본 문서는 매사추세츠주 Eversource Gas Company, d/b/a Eversource Energy(“회사”)의 중요한 공지입니다. 번역 및/또는 통역 서비스를 요청하시려면 회사(1-866-410-7874)에 문의하시기 바랍니다

Ce document est un avis important de Eversource Gas Company of Massachusetts, faisant affaire sous le nom de Eversource Energy (« la société »). Veuillez contacter la société à l'adresse suivante: 1-866-410-7874 pour demander des services de traduction et/ou d'interprétation.





# Winter ONEderland



## Saturday December 14th

3pm-6pm

Crawford Square

### How You Can Participate:

- Randolph businesses: Showcase your business and/or sponsor the event.
- Craft vendors & food trucks: Sell your unique creations and holiday treats.
- Community groups: Table at the event and connect with the community.

If you are interested in participating (there is no fee to participate), please complete our interest form. Once details about logistics are confirmed, we'll keep you updated using the contact information you provide and confirm your participation.

Thank you for considering being part of Randolph's annual winter celebration!

Together, we are ONE Randolph, including all of our amazing businesses, community groups, and vendors.

## Interest Form



Please complete our interest form by scanning the QR code or by visiting: [bit.ly/winteronederland2024](https://bit.ly/winteronederland2024)

Email Liz or Robyn with questions:

[elarosee@randolph-ma.gov](mailto:elarosee@randolph-ma.gov) or [rrinehart@randolph-ma.gov](mailto:rrinehart@randolph-ma.gov)