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TO ADVERTISE

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STUFF

Wanted to Buy

CASH FOR TOOLS
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Plumbers, Rollaways.
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cameras, toys, silver, gold,
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Braintree
781-380-8165
littlerichiesantiques.com

**CASH FOR
RECORD
ALBUMS**
**33's, LP's &
45's WANTED**
Call George
617-633-2682

REAL ESTATE

Homes for Sale

Marshfield FSBO 19 Shady Lane \$441K. As is log cabin. No septic, prone to flooding. 818 340-7489

AUTO

Cars

Cadillac XLR 2006 Power retractable hardtop, heated and ventilated seats. Excellent condition, 115K miles. Roof works properly. Excellent roadster that I have owned for 16 years. I hate to part with it, but I'm moving out of the area. \$13,999. Text John at 978-701-2887. or email johnditsme@gmail.com

Cadillac XTS Premium AWD 2013 Excellent condition, 106K miles, heated and ventilated seats, loaded, runs beautifully. I've owned the car since it had 5,600 miles on it, great car hate to sell, I am moving away from the area. \$10,999. Text John at 978-701-2887 or email johnditsme@gmail.com.

PUBLIC NOTICES

Foreclosure / Sheriff Sales

20 COUNTY STREET, WALPOLE
**LEGAL NOTICE
NOTICE OF MORTGAGEE'S
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 20 County Street LLC to North Easton Savings Bank

Condo Lien Foreclosure

1,131± SF. WATERFRONT RESIDENTIAL CONDO
In the Historic Ice House Condominium Building

Provincetown, MA

501 Commercial Street Unit 1E a/k/a 1B
Friday, September 25 at 11am On-site
Terms: \$25,000 certified deposit; 10% due by 9/29; 30 days to close.

Info, Full Terms, and More at:
JJManning.com
800.521.0111
MA Lic# 111 • Ref # 26-2243

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Foreclosure / Sheriff Sales

dated December 18, 2024 and recorded in the Norfolk County Registry of Deeds at Book 42169, Page 365, of which mortgage North Easton Savings Bank is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on September 22, 2026, on the mortgaged premises located at 20 County Street, Walpole, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings and improvements thereon situated in the City of Walpole, County of Norfolk, State of Massachusetts

The land with the buildings thereon situated in Walpole, Norfolk County, Massachusetts, being bounded and described as follows:

Being shown as Lot A on a plan entitled, "Plan of Land in Walpole, Mass." dated July 6, 1973 by Norwood Engineering Co., Inc., Civil Engineers, filed in Norfolk County Registry of Deeds as Plan No. 1579 of 1973 in Plan Book 240, being bounded and described as follows:

Thence running S 34-00-51 W. a distance of 880.21 feet; Thence turning and running N 27-15-01 W. a distance of 125.15 feet; Thence running N N 19-29-54 W a distance of 255.75 feet; Thence turning and running N 40-51-02 E a distance of 348.18 feet; Thence running N 43-59-51 E a distance of 354.54 feet; Thence turning and running 48-45-57 E a distance of 214.14 feet to the point of beginning.

For title, see deed recorded with the Norfolk County Registry of Deeds in Book 41020, Page 321.

These premises will 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, 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 One Hundred Thousand and 00/100 (\$100,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale and the remaining balance of ten percent (10%) of the high bid shall be paid by certified or bank check to Vieira & DiGianfilippo Ltd., 480 Turnpike Street, South Easton, Massachusetts 02375, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be

LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marianne Abrams to Mortgage Electronic Registration Systems Inc. as a nominee for TD Bank, N.A. and its successors and assigns dated January 29, 2013, recorded or filed at Norfolk County Registry of Deeds in Book 30972, Page 257, said mortgage having been assigned to TD Bank, N.A. pursuant to that certain Assignment of Mortgage recorded in said Registry at Book 42354, Page 214, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:30 a.m. (ET) on the 1st day of October, 2026, on the mortgaged premises located at 15 Louise Road, Holbrook, Massachusetts 02343, all and singular the premises described in said mortgage.

TO WIT: The following described property is situated in the Holbrook, County of Norfolk and Commonwealth of Massachusetts:

A certain parcel of land with the buildings thereon situated on Louise Road, Holbrook, Norfolk County, Massachusetts, and being shown as Lot 196 on a plan entitled "Fairfield at Holbrook", dated August 15, 1954, Bradford Salvets, C.E., recorded with the Norfolk Deeds Plan Book 190 as Plan No. 1340 of 1954 to which plan reference is hereby made for a more particular description.

Containing approximately 8,500 square feet of land, more or less, according to said plan.

No part of the fee and soil in said Louise Road on which said lot abuts is hereby conveyed, said fee being expressly excluded from this conveyance, but there is hereby granted a right of way over said street and other roads as shown on said plan, in common with others entitled thereto.

The premises is hereby conveyed subject to all easements, covenants, conditions and restrictions of record.

Being the same property conveyed to Marianne Abrams, individually by deed from Michael Sferrazza and Taryn Sferrazza recorded January 29, 2013 in Deed Book 30972, Page 255 recorded in the Norfolk County, Massachusetts

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 five thousand dollars (\$5,000.00) by certified or bank check made payable to TD Bank, N.A. will be required to be paid by the purchaser at the time and place of sale. TD reserves the right to reject any and all bids at any time. The balance is to be paid by certified or bank check payable to TD Bank, N.A. c/o Duane Morris LLP, 2 Monument Square, Suite 505, Portland, ME 04101-4097, within thirty (30) days from the date of 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 notice, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

/s/ TD Bank, N.A.
Present holder of said mortgage
By its Attorneys,
Duane Morris LLP
2 Monument Square, Suite 505
Portland, ME 04101-4079
Attn: Alex Angelo
215 979 1896

Foreclosure / Sheriff Sales

announced at the sale.

NORTH EASTON SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
VIEIRA & DIGIANFILIPPO LTD.
480 Turnpike Street
South Easton, MA 02375
(508) 238-2510

#12588582
PL 8/29, 9/5, 9/12/26

Public Notices

nonconforming structure.

For digital copies of the application materials, please email Town Planner, Cassandra Thayer at cthayer@cohassetma.gov
AD#12548183
PL 08/29,09/05/2026

159 Bridge St.
**LEGAL NOTICE
Town of Weymouth
Board of Licensing
Commissioners**

Notice is hereby given That a Public Hearing will be held in regard to the **Common Victualler License** Application for True North Hospitality Group LLC., D/B/A True North Marketplace at the location of 159 Bridge Street, Weymouth, MA 02188.

A Public Hearing of the Licensing Board will be held on **Tuesday September, 15, 2026 at 2:00 p.m.** at Weymouth Town Hall, 2nd, Floor, Town Council Chambers 75 Middle Street, Weymouth, MA 02189. Public comment on the referenced application will be heard.

Application is on file at the Department of Municipal Licenses and Inspections.

AD# 12601931
PL 09/05/2026

Public Hearing
Town of Randolph, MA
Council Order 2026-067

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-067: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph- to amend the provisions concerning the Planned Residential Development.

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.**
- Delete Section 9.2 in Article 9, concerning Planned Residential Development.**
- Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.**

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPTC	SPTC	SPTC

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. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

QU4458553

LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 117 Livoli Avenue, Braintree, MA 02184

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Matthew T. Toland to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for RBS Citizens, N.A., and now held by **Citizens Bank, N.A. f/k/a RBS Citizens Bank, N.A.**, said mortgage dated September 30, 2009 and recorded in the Norfolk County Registry of Deeds in Book 27102, Page 277, as affected by a Loan Modification dated November 10, 2016 and recorded in the Norfolk County Registry of Deeds in Book 34951, Page 342; as affected by a Loan Modification dated November 10, 2016 and recorded in the Norfolk County Registry of Deeds in Book 35655, Page 466; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., acting solely as nominee for RBS Citizens, N.A., its successors and assigns to RBS Citizens, N.A. by assignment dated December 5, 2011 and recorded with said Registry of Deeds in Book 29433, Page 165; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 21, 2026 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings and improvements thereon situated in Braintree, Norfolk County, Massachusetts, being shown as Lot 19 on a plan of land entitled "Plan of Lots 19, 20, 21 and 22 Highland Park, Braintree, Mass., dated May 1954, Rowland H. Barnes & Co., Civil Engineers, recorded in Book 3274 Page 60, bounded and described as follows:

WESTERLY by Livoli Avenue, fifty-five and 81/100 (55.81) feet;

NORTHERLY by Lot 20 as shown on said plan, one hundred eighteen and 74/100 (118.74) feet;

EASTERLY by land of owner unknown Seventy and 01/100 (70.01) feet; and

SOUTHERLY by land of owner unknown One Hundred Sixteen and 35/100 (116.35) feet.

Subject to a 10 foot drain easement as shown on said plan. Together with the right in common with others entitled thereto to pass and repass over all the streets and ways shown on said plan, for all the purposes for which such ways are commonly used in said Braintree.

For Mortgagor's Title See Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated September 30, 2009 and recorded in the Norfolk County Registry of Deeds in Book 27102, Page 275.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Citizens Bank, N.A.
f/k/a RBS Citizens Bank, N.A.
Present Holder of the Mortgage
(401) 217-8701

AD#12509893
PL 8/22, 8/29, 9/5/2026

