

35 Merrymount Road, Unit A-7, Quincy
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 8581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.

The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257

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 May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

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 Rocket Mortgage, LLC
s/b/m Nationstar Mortgage LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12583905
PL 08/29, 09/05, 09/12/2026



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920 North Street, Randolph
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled, "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:

EASTERLY by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;

NORTHERLY by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;

WESTERLY by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;

SOUTHERLY by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.

Subject to and with benefit of right of way, as shown in said Plan.

Subject to taking for layout of Pond Street and North Street, as of record.

Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor'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 January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

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 Lakeview Loan Servicing, LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12580907
PL 08/29, 09/05, 09/12/2026

Homes



Public Notices

121 Jerusalem Road
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD

The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, September 14th, 2026 at 7 p.m., at 91 Sohier Street, Willcutt Commons, regarding an application filed by Harry J. Judd Jr. & Peter R. Mallen for the property located at 121 Jerusalem Road, as shown on Assessor's Parcel ID: D3-20-014. The hearing is also accessible via Zoom, Webinar ID: 837 5976 1010, Passcode: 911115. The applicant seeks a special permit to construct an attached garage to the existing 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

26 059 Council President
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 059 Council President: Amendments to Zoning Ordinances 135-206 and 135-604** or take up any action relative thereto. The proposed ordinance amendments will address commercial activity in residential zones. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12557201
PL 08/29, 09/05/2026

BMW X5
LEGAL NOTICE
To be auctioned off on 09/15/2026
V.I.N.
SUXFB53586LV29081
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 12554168
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061
LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-061

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 2026-061: 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- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allo-

Public Notices

cation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. 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.

AD# 12585743
PL 08/29, 09/05/2026

Council Order 2026-075
LEGAL NOTICE
PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2026-075

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing and Coordination/ \$66,377.00/Housing; 217 Mill Street/ \$300,000/Housing; Stetson Hall Preservation/ \$2,733,100.00/Undesignated Fund; Town Hall Reservation/ \$1,344,400/Undesignated Fund; Tower Hill Playground/ \$150,000/Open Space & Rec; Open Space and Rec plan/ \$150,000/Open Space & Rec; Bond Payment Obligations/ \$33,856.00/Open Space & Rec. 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.

AD# 12585730
PL 08/29, 09/05/2026

Kent Street, Tide Gate
LEGAL NOTICE
TOWN OF SCITUATE
CONSERVATION COMMISSION

On 9/9/2026 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Meeting under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws, for a Request for Determination of Applicability filed by MassBays NEP for the repair of a tide gate located at Kent Street, Scituate, MA. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow
Chair

AD# 12584031
PL 08/29/2026

TOYOTA COROLLA
LEGAL NOTICE
To be auctioned off on 09/15/2026
V.I.N.
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Pursuant to MGL C.255, S.39A.
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AD# 12552851
PL 08/29, 09/05, 09/12



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Jennifer F. us
Verified Buyer

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01/09/25



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