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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

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. 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

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

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

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: 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	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	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. 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	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. 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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LEGAL NOTICES	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: 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 . 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	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 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	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		

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