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STUFF

Wanted to Buy

CASH FOR TOOLS
Hand/Pwr, Carpenters,
Machinists, Mechanics,
Plumbers, Holloways,
1-800-745-8665

**Little Richies
ANTIQUES**
781-380-8165

**LITTLE RICHIE'S
ANTIQUES**
Records, musical instr.,
cameras, toys, silver, gold,
old signs, tools, fur, fur,
costume jewelry, coins,
military, swords,
★ CASH PAID ★
50 Hancock St.
Braintree
781-380-8165
littlerichiesantiques.com

**CASH FOR
RECORD
ALBUMS**

**33's, LP's &
45's WANTED
Call George**

617-633-2682

BUSINESS & SERVICES

Clean Up & Removal

JUNK REMOVAL
617-233-6476
SCOTT

PUBLIC NOTICES

Foreclosure / Sheriff Sales

247 TAYLOR STREET,
PEMBROKE

**LEGAL NOTICE
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT**

26 SM 001874
ORDER OF NOTICE



TO: Fraser R. Townley a/k/a
Fraser R. Townley Maloit,
Trustee of the Shanna A.
Townley Revocable Trust;
Shanna A. Townley a/k/a
Shanna A. Townley Maloit,
Trustee of the Shanna A.
Townley Revocable Trust
and to all persons entitled
to the benefit of the
Servicemembers Civil Relief
Act; 50 U.S.C. c. 50 § 5901
(et seq.);

USAA Federal Savings
Bank claiming to have an
interest in a Mortgage
covering real property in
Pembroke, numbered 247
Taylor Street, given by
Fraser R. Townley Maloit
and Shanna A. Townley
Maloit to USAA Federal
Savings Bank, dated May
5, 2005, and registered
at Plymouth County
Registry District of the
Land Court as Document
No. 587180 and noted on
Certificate of Title No.
133692, has/have filed
with this court a complaint
for determination of Defen-
dant's/Defendants' Service-
members status.

Foreclosure / Sheriff Sales

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 Service-
members 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 July 27, 2026 or you
may lose the opportunity to
challenge the foreclosure on
the grounds of noncompliance
with the Act.

Witness, GORDON H. PIER,
Chief Justice of said Court
on June 9, 2026.

Attest:
Deborah J. Patterson
Recorder

#12403228
PL 06/13/2026

Public Notices

211 Bridge Street
**LEGAL NOTICE
TOWN OF WEYMOUTH
BOARD OF LICENSING
COMMISSIONERS
FOR ADUTTERS**

Notice is hereby given in
accordance with Chapter
138 of the Massachusetts
General Laws. A Public Hearing
will be held on the applica-
tion for the transfer of an
All Alcohol Restaurant
License and Common Victu-
aller License and Video
Games License and Juke Box
License and Annual Entertain-
ment License and Sunday
Entertainment License of
J.S.S. Chu D/B/A
Cathay Center to JCS
Weymouth Corporation
D/B/A Cathay Center
located at 211 Bridge
Street.

A Public Hearing of the
Licensing Board will be held
on Tuesday, June 23, 2026
at 10:00 a.m. at Weymouth
Town Hall, 2nd Floor, Town
Council Chambers, 75
Melle Street, Weymouth,
MA 02189. Public comment
on the referenced applica-
tion will be heard.

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

AD# 12400447
PL 06/13/2026

507 Forest Street
**LEGAL NOTICE
TOWN OF ROCKLAND
MASSACHUSETTS
CONSERVATION COM-
MISSION
NOTICE OF HEARING**

Pursuant to G.L. Ch 131, s.
40, the Wetlands Protection
Act, and the Rockland
Wetlands Protection Bylaws
- Chapter 407, the Rockland
Conservation Commission
will hold a public hearing on
Tuesday, July 14, 2026 at
7:00 PM, at the Rockland
High School Lecture Hall, 52
Mackinlay Way, on the
Notice of Intent filed on
behalf of Power of Five
Investing Group, Inc. to raze
and rebuild an existing
dwelling, new driveway,
associated grading and
landscaping within the 100-
foot Buffer Zone to the
bordering vegetated
wetlands at 507 Forest
Street. Plans are on file with
the Rockland Conservation
Commission and the Massa-
chusetts Department of
Environmental Protection,
Southeast Regional Office.
An electronic copy of the
filling is available with the
Rockland Town Clerk.

Douglas Goleme, Chairman
Rockland Conservation
Commission

AD# 12394389
PL 06/13/2026

Aniello Financial Trust
**LEGAL NOTICE
Commonwealth of Massa-
chusetts**

**The Trial Court
Probate and Family Court
Norfolk Probate and Family
Court**
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P1444PO
CITATION
Aniello Financial Trust

To all interested persons:
A petition has been filed by
Melissa A. Howitt of
Franklin, MA, request-
ing: **Petition for Allowance
of First Annual and Final
Account, relief more fully
stated in the Petition filed
05/12/2026**

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 July
1, 2026.
**This is NOT a hearing date,
but a deadline by which
you must file a written**

Public Notices

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 with-
out further notice to you.

WITNESS, Hon. Lee M.
Peterson, First Justice of
this Court.

Date: June 9, 2026
Colleen M. Brierley
Register of Probate

AD# 12395919
PL 06/13/2026

CURRAN ESTATE
**LEGAL NOTICE
Commonwealth of Massa-
chusetts**

**The Trial Court
Probate and Family Court
Norfolk Probate and Family
Court**
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P1492A
CITATION ON PETITION
FOR FORMAL ADJUDICA-
TION

Estate of: Catherine H.
Curran
Also known as: Catherine L.
Curran
Date of Death: 01/30/2026

To all interested persons:
A Petition for Formal
Probate of Will with
Appointment of Personal
Representative has been
filed by James P. Curran of
Norfolk, MA requesting that
the Court enter a formal
Decree and Order for and
for such other relief as
requested in the Petition.

The Petitioner requests
that: James P. Curran of
Norfolk, MA be appointed as
Personal Representative(s)
of said estate to serve
Without Surety on the bond
in unsupervised adminis-
tration.

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 07/15/2026.
This is NOT a hearing date,
but a deadline by which
you must file a written
appearance and objection
followed by an affidavit of
objections within thirty
(30) days of the return day,
action may be taken with-
out further notice to you.

**UNSUPERVISED ADMINIS-
TRATION UNDER THE
MASSACHUSETTS
UNIFORM PROBATE CODE
(MUPC)**

A Personal Representative
appointed under the MUPC
in an unsupervised adminis-
tration 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 Repre-
sentative and may petition
the Court in any matter
relating to the estate,
including the distribution
of assets and expenses of
administration.

WITNESS, Hon. Lee M.
Peterson, First Justice of
this Court.

Date: June 06, 2026
Colleen M. Brierley
Register of Probate

AD# 12403444
PL 06/13/2026

Council Order 2026-044
**LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-044**

The Randolph Town Council
will hold a meeting on
Monday, June 22, 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
2026-044: Approval to
Apply for MassDEP's Clean
Water Trust State Revolving
Loan Program. To see if the
Randolph Town Council will
vote to appropriate
\$2,500,000 to be used to
continue the process of
identifying public and
private water service line
materials as part of the Lead
Service Line identification
project in compliance with
US EPA's Lead and Copper
Rule Revisions, including the
costs of designing such
program, constructing,
equipping, and furnishing
such program and including
without limitation all costs
incidental or related
thereto; which amount shall
be expended in addition to
all other amounts previously
appropriated by the Town
for this purpose. To meet
this appropriation, the Treas-
urer with the approval of
the Town Manager is author-
ized to borrow \$2,500,000
from the Massachusetts
Clean Water Trust estab-
lished pursuant to Chapter

409 Hancock Street, Quincy

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents given by Le Huynh Realty LLC (the "Mortgagor") to Coastal Heritage Bank (the "Mortgagee") dated June 15, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41260, Page 357 (the "Mortgage") 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 1:00 PM on the 30th day of June, 2026 at 409 Hancock Street, Quincy, MA more particularly in said mortgage, to wit:

First Parcel

A certain parcel of land with buildings thereon situated in the part of Quincy, Norfolk County, Massachusetts known as Norfolk Downs, and being shown as Lot A on a plan entitled "Plan of Land in Quincy" Scale 8 feet to an inch, Ernest W. Branch, Civil Engineer, 11 Adams Building, Quincy, dated September 30, 1922, duly recorded with the Norfolk County Registry of Deeds in Book 1535, Page 606. Said lot being more particularly bounded and described as follows:

NORTHEASTERLY by Hancock Street, Fifty-Five and 09/100 (55.09) feet;

SOUTHEASTERLY by Lot B as shown on said plan, Seventy-Six and 24/100 (76.20) feet;

SOUTHWESTERLY by the northeasterly portion of Lot 11 as shown on a plan entitled "Norfolk Downs, Quincy, Mass., dated April 1892, Charles D. Elliot, Engineer, 31 Exchange Street, Boston, plan by Wood, Harmon & Co., 31 School Street, Boston", duly recorded with the Norfolk County Registry of Deeds in Plan Book 14, Page 640 - 8, Fifty-Five and 09/100 (55.09) feet; and

NORTHWESTERLY by Billings Road, Seventy-Six and 24/100 (76.24) feet to the point of beginning.

Said Lot A containing 4,192 square feet of land more or less as shown on said above referenced plan.

Said Lot A is formerly, the northwesterly portion of Lot 12 as shown on a plan entitled "Norfolk Downs, Quincy, Mass., dated April 1892, Charles D. Elliot, Engineer, 31 Exchange Street, Boston, plan by Wood, Harmon & Co., 31 School Street, Boston", duly recorded with the Norfolk County Registry of Deeds in Plan Book 14, Page 640 - 8.

Excepting and excluding from said Lot A is that part of said lot A that is included and described in deed dated July 26, 1978 and recorded with the Norfolk County Registry of Deeds in Book 5537, Page 317.

Second Parcel

A certain parcel of land with buildings thereon situated in the part of Quincy, Norfolk County, Massachusetts known as Norfolk Downs, and being shown as Lot C on a plan entitled "Plan of Land in Norfolk Downs Quincy", scale 20 feet to an inch, dated July 25, 1924, Ernest W. Branch, Civil Engineer, 11 Adams Building, Quincy, Mass., duly recorded with the Norfolk County Registry of Deeds in Book 1608, Page 137 as No. 497 of 1924. Said lot being more particularly bounded and described as follows:

NORTHEASTERLY by Lot B-1 and B-2 on said plan, Fifty-Five and 09/100 (55.09) feet;

SOUTHEASTERLY by land of owner or owners unknown, Seventy and 00/100 (70.00) feet;

SOUTHWESTERLY by land of owner or owners unknown, Fifty-Five and 09/100 (55.09) feet;

NORTHWESTERLY by Lot D on said plan, Seventy and 00/100 (70.00) feet to the point of beginning.

Said Lot C containing 3,856 square feet of land more or less as shown on said above referenced plan.

For Mortgagor's title, see deed dated November 12, 2021 and recorded with the Norfolk County Registry of Deeds in Book 40062, Page 155.

In the event of any typographical errors in the publication of this notice, the description in the Mortgage shall control.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage to tenants or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale

The highest bidder in the sale shall deposit a bank treasurer's check, or certified check in the amount of Twenty-Five Thousand Dollars (\$25,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. In addition to the purchase price, the highest bidder shall reserve the right to the auctioneer's commission of 2% of the purchase price (i.e. buyer's premium) which shall be paid within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the time of the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in ascending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within three (3) business days after written notice of the default of the previous highest bidder and of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Dan McLaughlin at dan@mcdaughlinco.com.

Coastal Heritage Bank
present holder of the Mortgage,

By its attorney,
Lauren A. Solar, Esq.,
Hackett Feinberg P.C.,
155 Federal Street, 9th Floor
Boston, MA 02110

AD# 12372667

PL 06/06, 06/13, 06/20/2026

29C; and in connection
therewith to enter into a
financing agreement and/or
to secure throughout the
Trust and otherwise to
execute a Memorandum of
the Department of Environ-
mental Protection with
respect to such loan and for
any federal or state aid
available for the project or
for the financing thereof;
that the Town Manager is
authorized to enter into a
project regulatory agree-
ment with the Department
of Environmental Protec-
tion, if requested to
expend all funds available
to the project and to take
any other action necessary
or convenient to carry out
the project. Clean Water
Trust State Revolving Loan
Programs are currently
offered at 0% interest loan
with the potential for up to
40% of loan forgiveness. It
is expected to take about 1
year before funds would be
available to the Town, if the
loan is approved by the
Trust. Additional informa-

AD# 12406305
PL 06/13/2026

Public Notices

tion 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
calendar on the day of the
meeting.

Public Notices

AD# 12406305
PL 06/13/2026

Council Order 2026-051
**LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-051**

The Randolph Town Council
will hold a meeting on
Monday, June 22, 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
2026-051: Amendment of
Section 18-3 of the General
Ordinances of the Town of
Randolph Concerning

Public Notices

Department Revolving
Funds - Community
Programs - Revolving Fund
- Full text of Council
Order 2026-051 can be
located on the bulletin
board at the Clerk's office,
located on the first floor of
Town Hall, 41 S. Main Street,
Randolph, MA, 02368 during
regular business hours.
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
calendar on the day of the
meeting.

AD# 12406297
PL 06/13/2026

Submit a Legal Public Notice
patriotledger.com/public-notices