

Classifieds

To Advertise, visit our website: **Classifieds.patriotledger.com**
■ Public Notices/Legals email: **Legals@patriotledger.com**
■ Business & Services email: **PatriotLedgerBusServ@gannett.com**
■ To post job openings, visit: **Patriotledger.com/jobs**



TO ADVERTISE
Visit Our Website:
Classifieds.patriotledger.com

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Quincy Patriot Ledger reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Quincy Patriot Ledger shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

STUFF

Wanted to Buy

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



**LITTLE RICHIE'S
ANTIQUES**
Records, musical instr.,
cameras, toys, silver, gold,
old signs, tools, furn,
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

Govt Public Notices

26 100 – CPA FUNDING
REQUEST

LEGAL NOTICE TOWN OF WEYMOUTH PUBLIC HEARING

The Town Council of the Town of Weymouth will hold a Public Hearing at the Town Council meeting on Monday, June 15, 2026 starting at 7:30 P.M. at the Town Council Chambers, 75 Middle Street, Weymouth, MA to consider the following authorization in accordance with the Town Charter, Chapter 2 Section 9-C:

7:32 PM 26 100 – CPA Funding Request – Design & Permitting for Pedestrian Bridge at Great Esker

The above Orders are more than ten column inches of ordinary newspaper print. The entire above are available for viewing at the Office of the Town Clerk during normal office hours 8:30 A.M. – 4:30 P.M. This is in compliance with Town Charter, Section 2-9, Sub-Section C, publications.

This publication is subject to the disclaimer set forth at length in Section 2-305 of the Code of Ordinances.

A True Copy. ATTEST:

Lisa D. VanWinkle
Town Clerk

#12385753
PL 6/5/26

Public Notices

52 Quincy Street, Holbrook LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 405 Purple South Realty LLC to CC REIT SUB II, LLC, dated September 5, 2025 and recorded at Norfolk County Registry of Deeds on September 8, 2025, in Book No. 42633, at Page 98, of which mortgage the undersigned is the present holder

Public Notices

CC REIT SUB II, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on June 16, 2026 on the mortgaged premises being known as 52 Quincy Street, Holbrook, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon on the northeast side of Quincy Street being shown as Lot A on a plan entitled "Plan of Land in Holbrook, Massachusetts, owned by Frank J. and Shirley T. Gustavus, December 27, 1973" recorded with Norfolk Registry of Deeds in Plan Book 245, filed as No. 697 of 1974.

Said Lot A containing according to said plan 16,529 square feet, more or less.

Being the same premises as conveyed to the mortgagor by deed of Jeannine L. Harris-Riley, Trustee of the 61 Years Nominee Realty Trust, dated September 8, 2025, recorded at Norfolk County Registry of Deeds in Book No. 42633, at Page 95.

The above described premises will be sold SUBJECT TO and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: May 13, 2026
(signed:) CC REIT SUB II, LLC
Present Holder of said Mortgage

By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite
201, Canton, MA 02021
(617) 332-4700

AD# 12336750
PL 05/22, 05/29,
06/05/2026

63 Misty Meadow Road,
Pembroke

LEGAL NOTICE OF PUBLIC HEARING TOWN OF PEMBROKE ZONING BOARD OF APPEALS

Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, June 15, 2026, at 7:00 p.m., in Pembroke Town Hall, Room 6 (Veterans Hall), on the application of Priced Early LLC, 20 Hampden Drive, Suite 3, South Easton, MA 02375, requesting a Variance from Section IV.1.D.3 (Side and Rear Yards) of the Zoning Bylaws of the Town of Pembroke to permit construction of an accessory dwelling unit (ADU) approximately 10.7 feet from the side-yard property line. The request is based on the lot's irregular shape, narrow dimensions, and sloping topography, which limit compliant placement options for the proposed ADU. The property is owned by David & Kristi Cullinane and is located at 63 Misty Meadow Road, Pembroke, MA 02359, in the Residential A District, shown on Asses-

Public Notices

sor's Map D13, Lot 1M. A copy of the application is available for review in the office of the ZBA and Planning Board at Pembroke Town Hall.

Frederick Casavant, Chair

#12356267
PL 5/29/26 & 6/05/26

88 Hawthorn Road LEGAL NOTICE

The following Petition will be heard by the Zoning Board of Appeals on Monday, June 22, 2026, at 7:00 P.M. at Braintree Town Hall, One JFK Memorial Drive, Braintree, Massachusetts 02184.

Petition #26-18
88 Hawthorn Road

Anthony and Kristen Kinahan, Applicants, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-403 (A), and 135-701 to construct a two-story addition to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding as the two-story addition is within the rear-yard setback at 25.4 ft., where 30 ft. is required. The property is located at 88 Hawthorn Rd., zoned Residence B as shown on Assessors Plan 2065 Lot 4 with a total lot area of 10,026 sq. ft.

The Full Application may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday, and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM, and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1060/Current-Applications>.

AD# 12349325
PL 06/05, 06/12/2026

10 Bisbee Drive LEGAL NOTICE Public Hearing Notice

In accordance with the provisions of the Town of Carver Zoning by Law, the Carver Zoning Board of Appeals will hold a public hearing on

PETITIONER: John Spinetto
CASE#: 117-11-K-R
10 Bisbee Drive

June 25, 2026 at 6:30 PM in Meeting Room 1 of the Carver Town Hall

A Petition was filed seeking a dimensional variance pursuant to Article 290-2-3.2 and 290-5-2.2B-C of the Carver Zoning By-Law, for property located at 10 Bisbee Drive in Carver, MA (Assessors Map 117, Lot 11-K-R) so as to construct a 30 X 30 accessory dwelling unit in the Residential Agricultural District. A variance of approximately 8.4 feet is needed due to the fact that the east side of the subject property has a setback of only 21.6 feet; 30 feet is required.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Planning Department and may be reviewed during normal business hours.

Carver Zoning Board of Appeals
Stephen G. Gray, Chairman

AD# 12385432
PL 06/05 & 06/12/2026

COSTELLO ESTATE LEGAL NOTICE Commonwealth of Massachusetts The Trial Court Probate and Family Court Norfolk Probate and Family Court 35 Shawmut Road Canton, MA 02021 (781) 830-1200 Docket No. NO26P1381EA CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Ralph D. Costello
Also known as: Ralph Costello
Date of Death: 04/17/2026

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Joyce M. Jenkins of Largo FL requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Joyce M. Jenkins of Largo FL 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

Public Notices

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 07/01/2026. 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. Lee M. Peterson, First Justice of this Court.
Date: May 26, 2026
Colleen M. Brierley
Register of Probate
AD# 12367808
PL 06/05/2026

Council Order 2026-045 LEGAL NOTICE TOWN OF RANDOLPH TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, June 22, 2026, at 6:15 p.m. on Council Order 2026-045: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2027.

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 by Zoom or by telephone.

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 the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting and hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12383695
PL 06/05/2026

Council Order 2026-047 LEGAL NOTICE PUBLIC NOTICE Town of Randolph, MA Council Order 2026-047

The Randolph Town Council will hold a public hearing on Monday, June 22, 2026, at 6:15 PM, which may be attended in person or virtually by Zoom or telephone, to consider Council Order 2026-047, to see if the Town Council will vote to appropriate from the Community Preservation Fund FY27 estimated revenues the sum of \$73,670 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2027; and further to reserve for future appropriation from the Community Preservation Fund FY27 estimated revenues the sum of \$147,339 for the acquisition, creation and preservation of open space; \$147,339 for the acquisition, preservation, restoration and rehabilitation of historic resources; \$147,339 for the acquisition, creation, preservation and support of community housing; \$923,847 for the creation of a budgeted reserve and \$33,856 to provide for the Community Preservation Fund FY27 debt obligations.

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 the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting and hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12386831
PL 06/05/2026

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



59 Pond Street, Holbrook LEGAL NOTICE Commonwealth of Massachusetts Land Court Department Trial Court NORFOLK, SS. CASE NO. 26 MISC 000022 (KTS)

Jacqueline Clarke-Naklen, Personal Representative for the Estate of Una Clarke
v.
Reginald Pyrtle, Jr., et al.

TO: Susan P. Kennedy, now or formerly of Conyers, in the State of Georgia; Lynn Favors, now or formerly of Hampton, in the Commonwealth of Virginia; Sarah J. Miller, now or formerly of New York, in the State of New York; and James H. Jordan, Jr., now or formerly of Pittsburgh, in the Commonwealth of Pennsylvania and their known and unknown heirs, successors or assigns, devisees or legal representatives

You are hereby notified that a complaint has been filed by the above-named plaintiff in which you are named as an interested party. This complaint concerns a parcel of land in Holbrook, Norfolk County, in said Commonwealth being a portion of land known as and numbered 59 Pond Street The Property is more particularly identified as Lot 54 on a plan filed at the 320 (On December 31, 1957, James H. Jordan and Gertrude D. Jordan and Lot 54 by a deed recorded at the Registry at Book 3611, Page 284 and registered as Document No. 196211 with Certificate of Title No. 60152. On or about May 23, 1966, the Jordans conveyed Lot 76 to Reginald N. Pyrtle and Gertrude D. Pyrtle in a deed registered at the Registry as Document No. 274072 with Certificate of Title No. 80186 Deed contained an error in the legal description, referencing only Lot 76, although it was the and that the Pyrtle Deed was not also recorded. Plaintiff alleges that only Lot 76 has been sold and deeded to multiple subsequent owners, omitting Lot 54. Plaintiff alleges that all subsequent owners have exercised full possession and control over both Lot 76 and Lot 54, treating them as a single, unified property. Plaintiff further alleges that the Town of Holbrook has also treated Lot 76 and Lot 54 as one property. Plaintiff further alleges that the defendants have never asserted any ownership claim over the Property and have not been to the Property in over forty (40) years, if they have ever been there at all. Plaintiff seeks a judgment to quiet title to the Property, and for such other relief that this Court deems just and proper.

This complaint may be examined at the Land Court, Boston, Massachusetts, or online at www.masscourts.org. Information on how to search Land Court dockets is available on the Land Court website: www.mass.gov/how-to/find-a-land-court-case-docket. A copy of said complaint may also be obtained from plaintiff's attorney.

If you intend to make any defense, you are hereby required to serve upon the plaintiff's attorneys, Taylo K. Woehl, Esq. and Diane M. Sunderland, Esq., of Percy Law Group, at 4 Court Street, Taunton, Massachusetts 02780, an answer to the complaint on or before the twenty-ninth day of June, 2026, next, the return day, hereof, and a copy thereof must be filed in this court on or before said day.

If you fail to do so, judgment by default will be taken against you for relief demanded in the complaint. Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arise out of the transaction or occurrence that is the subject matter of the plaintiffs' claim, or you will thereafter be barred from making such claim in any other action.

It is ORDERED that notice be given by publishing a copy of this notice once in the Patriot Ledger, a newspaper of general circulation in Holbrook, Norfolk County, Massachusetts at least thirty days before the twenty-ninth day of June, 2026.

Witness, Gordon H. Piper, Chief Justice of the Land Court, the twenty-second day of May, 2026.

Attest:

/s/ Deborah J. Patterson
Deborah J. Patterson

AD# 12356272
PL 05/29, 06/05/2026

Homes

