

Unit No. 27 in Building 5 of the Indian Woods Condominium, 27 Indian Woods Way, Canton, MA MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Richard S. Tobias and Cheryl J. Tobias to "MERS", Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as nominee for "Lender", First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB and its successors and assigns dated May 18, 2007 and recorded with the Norfolk County Registry of Deeds, in Book 24818, Page 476, as assigned by Assignment dated December 12, 2008; recorded in Norfolk County Registry of Deeds, Book 26254, Page 127, Assignment dated September 7, 2013; recorded in Norfolk County Registry of Deeds, Book 31874, Page 403, Corrective Assignment dated November 10, 2015; recorded in Norfolk County Registry of Deeds, Book 33657, Page 439, Assignment dated June 20, 2016; recorded in Norfolk County Registry of Deeds, Book 3424, Page 321 (See Affidavit dated February 11, 2011; recorded in Plymouth County Registry of Deeds, Book 41320, Page 305), and Assignment dated March 31, 2017, recorded in Norfolk County Registry of Deeds, Book 35061, Page 308, 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 November 30, 2023, on the premises known as Unit No. 27 in Building 5 of the Indian Woods Condominium, 27 Indian Woods Way, Canton, Massachusetts**, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:

The following designated Unit ("Unit") of Indian Woods Condominium ("Condominium"), created pursuant to and subject to the provisions of Chapter 183A of the General Laws of Massachusetts by Master Deed dated June 24, 2004, and recorded with the Norfolk County Registry of Deeds (the "Registry") in Book 21226, Page 280 as amended by First Amendment to the Master Deed of Indian Woods Condominium recorded in Book 21600, Page 28; as amended by Second Amendment to the Master Deed recorded with the said Registry in Book 21763, Page 483; as amended by Third Amendment to the Master Deed recorded with the said Registry in Book 21893, Page 525; as amended by Fourth Amendment to the Master Deed recorded with the said Registry in Book 21919, Page 344; as amended by Fifth Amendment to the Master Deed recorded with the said Registry in Book 21986, Page 587; as amended by the Confirmatory Sixth Amendment to Master Deed recorded with Said Registry in Book 22189, Page 77 and Affidavit under G.L. c. 183, § 5B recorded in Book 22281, Page 315; as amended by the Seventh Amendment to Master Deed recorded in Book 22490, Page 498; as amended by the Eighth Amendment to Master Deed recorded with said Registry in Book 22694, Page 493; as amended by the Ninth Amendment to Master Deeds recorded in Book 22720, Page 322; as amended by the Tenth Amendment to Master Deed recorded in Book 22791, Page 585; as amended by the Eleventh Amendment to Master Deed recorded in Book 22894, Page 538; as amended by the Twelfth Amendment to Master Deed recorded in Book 22894, Page 541; as amended by the Thirteenth Amendment to Master Deed recorded in Book 23124, Page 296; as amended by the Fourteenth Amendment to Master Deed recorded in Book 23199, Page 62; as amended by the Fifteenth Amendment to Master Deed recorded in Book 23245, Page 490; as amended by the Sixteenth Amendment to Master Deed recorded in Book 23384, Page 293; as amended by the Seventeenth Amendment to Master Deed recorded in Book 23392, Page 535; as amended by the Eighteenth Amendment to Master Deed recorded in Book 23526, Page 370; as amended by the Nineteenth Amendment to Master Deed recorded in Book 24389, Page 501; and as amended by the Twentieth Amendment to Master Deed recorded in Book 24703, Page 154 (the "Master Deed"): 27 Indian Woods Way, Canton, Massachusetts 02021 Meaning and intending to convey the same real property described in the unit deed recorded with the Registry at Book 24818, Page 470.

Reference is hereby made to an Affidavit recorded in Plymouth County Registry of Deeds, in Book 41320, Page 305. Reference is hereby made to an Order Approving Agreements for Judgment (Land Court Rule 10) recorded in Norfolk County Registry of Deeds, in Book 36217, Page 402. Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and, to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record. Purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford, Massachusetts.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder. Other terms, if any, are to be announced at the sale. Dated: November 1, 2023 Present holder of said mortgage, U.S. Bank, National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4 by its Attorneys, Guaetta and Benson, LLC, Peter V. Guaetta, Esquire, P.O. Box 519, Chelmsford, MA 01824 11/9/2023, 11/16/2023, 11/23/2023

#NY0096930

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LEGAL NOTICE CITY OF MEDFORD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PROGRAM YEAR 49 AMENDED ANNUAL ACTION PLAN PUBLIC COMMENT PERIOD

The City of Medford's Community Development Block Grant (CDBG) Program Year 49 (July 1, 2023 through June 30, 2024) draft Amended Annual Action Plan will be available beginning November 9, 2023. This plan amends the Annual Action Plan approved by the City Council on May 9, 2023 to clarify the planned CDBG activities to be funded this year. The Office of Planning, Development & Sustainability invites public review and comment prior to the submission of the Amended Annual Action Plan to the Department of Housing and Urban Development (HUD). In order to receive CDBG funds, the Amended Annual Action Plan must be consistent with the primary objective of Title I of the Housing and Community Development Act of 1974, as amended, which is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

The draft Amended Annual Action Plan was created based upon the goals and objectives outlined in the City's 5-Year Consolidated Plan. The City expects to receive approximately \$1,423,649 in new grant funds from HUD for CDBG Program Year 49. Based on the requests for funds, monies will be allocated for Affordable Housing; Economic Development; Parks, Public Facilities & Infrastructure; Public Services; and Planning and Administration for these activities as allowed by HUD.

The draft Amended Annual Action Plan will be available for review from November 2 through December 11, 2023. Copies of the plan can be obtained in Medford City Hall, Room 308, 85 George P. Hassett Dr.; or by contacting the office at 781-393-2480 or ocd@medford-ma.gov; and on the City's website: <https://www.medfordma.org/departments/planning-development-sustainability/>. All interested parties are encouraged to review and comment on the draft Amended Annual Action Plan. Comments must be sent in writing on or before December 2, 2023 to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr., Room 308, Medford, MA 02155; or to lsiegel@medford-ma.gov.

#NY0096387

LEGAL NOTICES

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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, November 30, 2023 Location: Virtual Hearing Virtual Registration Link: <https://bit.ly/3FuOOXY> Petitioner: Jack Hall and Anna Trask Address: 610-612 Washington Street Subject: Extension of Time Special Permit Case No. ZB-2022-000069 to construct a 32 square-foot dormer Nature of Action/Relief: §5.09.2.A – DESIGN REVIEW §5.43 – EXCEPTIONS TO YARD AND SET-BACK REGULATIONS §5.60 – SIDE YARD REQUIREMENTS §5.91 – MINIMUM USABLE OPEN SPACE §8.02 – ALTERATION OR EXTENSION Plans and submissions may be viewed online at <https://www.brooklinema.gov/Document-Center/Index/4806> 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> 11/16/2023 & 11/22/2023 #NY0097567

LEGAL NOTICES

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Legal Notice, Seeking Next of Kin for James Pultz DOB 5/6/1942 Contact Tewksbury Hospital, (978)851-7321 x2557. 11/06/2023 through 11/19/2023 #NY0097041

LEGAL NOTICES

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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, November 30, 2023 Location: Virtual Hearing Virtual Registration Link: <https://bit.ly/3FuOOXY> Petitioner: Christopher Kokoras Address: 107 University Road Subject: Construct parking area for two parking spaces Nature of Action/Relief: §5.43 – EXCEPTIONS TO YARD AND SET-BACK REGULATIONS §6.04.5.C.1 – DESIGN OF ALL OFF-STREET PARKING §6.04.5.C.2 – DESIGN OF ALL OFF-STREET PARKING Plans and submissions may be viewed online at <https://www.brooklinema.gov/Document-Center/Index/4534> 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> 11/16/2023 & 11/22/2023 #NY0097314

LEGAL NOTICES

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LEGAL NOTICE Town of Randolph, MA Council Order 2023-059

The Randolph Town Council will hold a meeting on Tuesday, November 21, 2023, at 6:00 PM, which may be attended virtually by Zoom or telephone, on Council Order 2023-059 to see if the Randolph Town Council will establish a Reserve Fund for FY2024 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 Two Hundred Thousand Dollars (\$200,000) to be placed in said 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 the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting may be found on the Town of Randolph website calendar on the day of the meeting. Dates of Publication: 11/16/2023 #NY0098179

PROBATE CITATIONS

PROBATE CITATIONS

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT Docket No. M116P2547EA Estate of: Herbert H. Johnson Date of Death: 04/09/2016

A Petition for Order of Complete Settlement has been filed by David A Johnson of Waltham MA

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account - (Amended First and Final) and other such relief as may be requested in the Petition.

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 12/06/2023. 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.

Witness, Hon. Terri L. Klug Cafazzo, First Justice of this Court, Date: November 08, 2023

Tara E DeCristofaro, Register of Probate

#NY0098060

November 16

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M123P5844EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Ann V Hanson Date of Death: 05/18/2023 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Mark P Hanson of Durham NC and Paula Ann Hanson of Sudbury 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: Paula Ann Hanson of Sudbury MA and Mark P Hanson of Durham NC 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 12/04/2023. 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 06, 2023. Tara E. DeCristofaro, Register of Probate

11/16/2023 #NY0097506

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M123P5846EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Adam B Chachkes Date of Death: 07/14/2023 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Lynn A Chachkes of Arlington 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: Lynn A Chachkes of Arlington 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 12/05/2023. 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 07, 2023. Tara E. DeCristofaro, Register of Probate 11/16/2023 #NY0097501

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