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TO ADVERTISE
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Adopt Me Pets

all your favorites...

Domestic Pets

Shihpoo puppies, 4 females, 9 wks old, 1st shots, vet ck'd, parents on site \$1400 each. 339-788-6041

Assorted Stuff

all kinds of things...

Wanted to Buy

\$\$\$ CASH \$\$\$
FOR RECORD ALBUMS
33LP's & 45's wanted.
Call George 617-633-2682

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Hand/Pwr, Carpenters,
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★ CASH PAID ★
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neighborly deals...

Garage Sales

WE BUY
Antique Oriental Rugs
Any Condition
Call Bill 401-500-2758

Events, Fairs, Farmers Markets

Scandinavian Christmas
Bazaar Sat Dec 2nd, 10-3pm
SS Viking Club 220 S.
Franklin St Rt 37 Holbrook,
Tables w/ Scandinavian
imports, baked goods,
jewelry, candy, assorted
gifts & Christmas items.
Call 781-837-7222

Professional Service

all your needs...

**PGM
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"We do it all, concept to completion"

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www.bluelionchimneys.com

Real Estate Rentals

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. "We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis."

Vacation Rentals

**CHRISTMAS VACATION
- ORLANDO 12/22-12/29**
Sheraton Vistana Villages.1
King Bed.1 Sofabed. Kitchen.
Dining Room. Living Room.
Balcony. 4 Pools.617-281-2008



OPEN HOUSE DECEMBER 10 1-3pm



COMING SOON!
159 Willard Street
Unit 2 Quincy, MA

For Sale By Owner
.....\$619,900

OPEN HOUSE
DECEMBER 10th
(1-3pm)

Well maintained 2 bedroom, 1 1/2 bath townhome offers fire-placed living room, crown molding, hardwood flooring throughout and two car garage. Custom gym setup in garage included! Within walking distance to shopping, dining & transportation! Low condo fee!

Call: **617-448-6356** for more information.

NW-38039637

HINGHAM – AFFORDABLE HOME OWNERSHIP LOTTERY

270 Central St. – 3BR, 1½ BA House **\$316,000**

First time buyers. Asset limit \$75,000

Income limits: 1P \$82,950 2P \$94,800
3P \$106,650 4P \$118,450
5P \$127,950 6P \$137,450

App deadline 1/26/24 ; Free LEP translation.

Info meeting 1/3/24 @ 6 pm via Zoom

Meeting ID: 858 9306 2337, Passcode: 101315

Lottery 1/31/24 @ 6 pm via Zoom

Meeting ID: 879 9047 9027, Passcode: 527287

Info & apps: LA Assoc. (978) 758-0197

fax (978) 657-7333

kriscosta@laassoc.com www.laassoc.com

Town Hall & Public Library

TTY: 711, 978-758-0197



Your Source Public Notices

for the latest...

Foreclosure/Sheriff Sales

390 SOUTH STREET A/K/A
390-392 SOUTH STREET,
HOLBROOK

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

23 SM 004397

ORDER OF NOTICE



TO: Dianne R. Lund
and to all persons entitled to
the benefit of the Service-
members Civil Relief Act: 50
U.S.C. c. 50 § 3901 (*et seq.*):

Citizens Bank, N.A. f/k/a
RBS Citizens, N.A. claiming
to have an interest in a Mort-
gage covering real property
in Holbrook, numbered 390
South Street a/k/a 390-392
South Street, given by
Dianne R. Lund and Gary S.
Connors to RBS Citizens,
N.A., dated November 15,
2007, and recorded at Norfolk
County Registry of Deeds in
Book 25341, Page 286,
has/have filed with this court
a complaint for determina-
tion of Defendant's/Defen-
dants' Servicemembers
status.

If you now are, or recently
have been, in the active mil-
itary service of the United
States of America, then you
may be entitled to the bene-
fits of the Servicemembers
Civil Relief Act. If you object
to a foreclosure of the above-
mentioned property on that
basis, then you or your attor-
ney must file a written
appearance and answer in
this court at Three Pembrer-
ton Square, Boston, MA
02108 on or before January
15, 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 28, 2023.

Attest:

Deborah J. Patterson
Recorder

#9576134
PL 12/2/23

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

Public Notices

to construct and maintain
said pole and any wires or
connections to said pole, and
hereby requires that all work
be substantially consistent
with the application and
draft Order that has been
submitted by Massachusetts
Electric Company d/b/a
National Grid, Inc. and Ver-
izon New England, Inc.

Additional information on
this Public Hearing is avail-
able through the Randolph
Town Clerk's Office. The link
to connect to the meet-
ing/public hearing by Zoom
or by phone may be found on
the Town of Randolph
website on the website meet-
ing calendar on the day of
the meeting.

Dates of Publication:
12/2/2023

AD# 9578571
PL 12/02/2023

2023-063

LEGAL NOTICE TOWN OF RANDOLPH TOWN COUNCIL

Please take notice that the
Randolph Town Council will
hold a public hearing on
Monday, December 11, 2023,
at 6:15 p.m. which may be
attended by Zoom, by phone
or in-person at Randolph
Town Hall, Chapin Hall,
second floor, 41 South Main
Street, Randolph, MA, 02368,
on Council Order 2023-063,
which reads essentially as
follows: Consistent with the
requirements of M.G.L. ch.
166, Section 22 and any other
applicable law, The
Randolph Town Council
hereby grants joint or identi-
cal locations within the Town
of Randolph and hereby
authorizes Massachusetts
Electric Company d/b/a
National Grid and Verizon
New England, Inc. to locate
poles, wires, and fixtures
described as JO Pole P1-50,
approximately 150 feet
Northeast of the centerline of
the intersection of North
Main Street and Pond Street,
including the necessary
sustaining and protecting
fixtures and to perform the
necessary work to construct
and maintain said pole and
any wires or connections to
said pole, and hereby
requires that all work be
substantially consistent with
the application and draft
Order that has been submit-
ted by Massachusetts Elec-
tric Company d/b/a National
Grid, Inc. and Verizon New
England, Inc.

Additional information on
this Public Hearing is avail-
able through the Randolph
Town Clerk's Office. The link
to connect to the meet-
ing/public hearing by Zoom
or by phone may be found on
the Town of Randolph
website on the website meet-
ing calendar on the day of
the meeting.

Dates of Publication:
12/2/2023

AD# 9578590
PL 12/02/2023

LEGAL NOTICE NOTICE OF MORT- GAGEE'S SALE OF REAL ESTATE

315-321 Union Street, Rock-
land, MA 02370

By virtue and in execution of
the Power of Sale contained
in a certain Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents given by
The Phoenix Building
Management LLC to
Commercial Capital Investor
Group L.L.C. dated July 11,
2022, and recorded with the
Plymouth County Registry of
Deeds on July 21, 2022 in
Book 57052 at Page 144,
which Mortgage was
assigned to Velocity
Commercial Capital, LLC by
Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents dated
February 14, 2023, and
recorded on February 15,
2023 in Book 57673 at Page
127 of the Plymouth County
Registry of Deeds, which
Mortgage was further
assigned to U.S. Bank Trust
Company, National Associa-
tion, as Trustee for Velocity
Commercial Capital Loan
Trust 2022-5, by virtue of an
Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents dated
February 14, 2023, and
recorded on February 16,
2023 in Book 57677 at Page
3 of the Plymouth County
Registry of Deeds, which
Mortgage was further
assigned to U.S. Bank
National Association, as
Trustee for Velocity
Commercial Capital Loan
Trust 2022-4, by Assignment
of Commercial Mortgage,
Security Agreement and
Assignment of Leases and
Rents from U.S. Bank
National Association, as
Trustee for Velocity
Commercial Capital Loan
Trust 2022-4, dated May 24,
2023, and recorded on June
8, 2023, in Book 57988 at
Page 178 of the Plymouth
County Registry of Deeds or
an Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents from U.S.
Bank National Association,
as Trustee for Velocity
Commercial Capital Loan

Public Notices

Rents dated February 14,
2023, and recorded on Febru-
ary 16, 2023, in Book 57677 at
Page 5 of the Plymouth
County Registry of Deeds,
which Mortgage was further
assigned to U.S. Bank Trust
Company, National Associa-
tion, as Trustee for Velocity
Commercial Capital Loan
Trust 2022-5 by virtue of an
Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents dated June
8, 2023, and recorded on June
9, 2023, in Book 57994 at Page
42 of the Plymouth County
Registry of Deeds, 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 Noon on Decem-
ber 11, 2023, at 315-321 Union
Street, Rockland, MA 02370,
all and singular the premises
described in said Mortgage,
to wit:

The land together with the
buildings and improvements
thereon situated on the East-
erly side of Union Street,
Rockland, Plymouth County,
Massachusetts, lying on the
Easterly side of Union
Street, being more particu-
larly described in a deed
dated December 20th, 1889
and recorded with Plymouth
County Registry of Deeds in
Book 591, Page 441 on Janu-
ary, 1890.

Being more particularly
described as a Lot containing
9,103 square feet of land as
shown on a "Plan of Land in
Rockland, Mass. and
prepared for A.W. Perry,
Inc." dated 12/21/1988 and
recorded with Plymouth
County Registry of Deeds in
Plan Book 35, Page 38.

For title see Deed recorded
in Book 44491, Page 154

TERMS OF SALE

A deposit of TWENTY
THOUSAND DOLLARS AND
00 CENTS (\$20,000.00)
by certified check or bank
check will be required to be
delivered by the purchaser
at the time and place of sale.
The balance of the purchase
price is to be paid by certi-
fied or bank check at the
offices of Updike, Kelly &
Spellacy, P.C., 225 Asylum
Street, 20th Floor, Hartford,
CT 06103; Attn: James R.
Byrne, Esq., Tel. 860-548-2683
AD#9528072
PL 11/18,11/25,12/02/2023

Other terms, if any, to be
announced at sale.

U.S. Bank Trust Company,
National Association, as
Trustee for Velocity
Commercial Capital Loan
Trust 2022-5, present holder
of said mortgage; By its
Attorneys: Updike, Kelly &
Spellacy, P.C., 225 Asylum
Street, 20th Floor, Hartford,
CT 06103; Attn: James R.
Byrne, Esq., Tel. 860-548-2683
AD#9528072
PL 11/18,11/25,12/02/2023

379 Union Street LEGAL NOTICE NOTICE OF MORT- GAGEE'S SALE OF REAL ESTATE

379 Union Street, Rockland,
MA 02370

By virtue and in execution of
the Power of Sale contained
in a certain Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents given by
379 Union Street LLC to
Commercial Capital Investor
Group L.L.C. dated June 8,
2022, and recorded with the
Plymouth County Registry of
Deeds on June 9, 2022 in
Book 56902 at Page 298,
which Mortgage was
assigned to Velocity
Commercial Capital, LLC by
Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents dated
February 14, 2023, and
recorded on February 16,
2023, in Book 57676 at Page
349 of the Plymouth County
Registry of Deeds, which
Mortgage was further
assigned to U.S. Bank
National Association, as
Trustee for Velocity
Commercial Capital Loan
Trust 2022-4, by virtue of an
Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents from U.S.
Bank National Association,
as Trustee for Velocity
Commercial Capital Loan
Trust 2022-4, dated May 24,
2023, and recorded on June
8, 2023, in Book 57988 at
Page 178 of the Plymouth
County Registry of Deeds or
an Assignment of Commercial
Mortgage, Security Agree-
ment and Assignment of
Leases and Rents from U.S.
Bank National Association,
as Trustee for Velocity
Commercial Capital Loan

Other terms, if any, to be
announced at sale.

U.S. Bank Trust Company,
National Association, as
Trustee for Velocity
Commercial Capital Loan
Trust 2022-4, present holder
of said mortgage; By its
Attorneys: Updike, Kelly &
Spellacy, P.C., 225 Asylum
Street, 20th Floor, Hartford,
CT 06103; Attn: James R.
Byrne, Esq., Tel. 860-548-2683
AD#9531801
PL 11/18,11/25,12/02/2023

Public Notices

Trust 2022-4 dated May 24,
2023, and recorded on June 8,
2023, in Book 57988 at Page
180 of the Plymouth County
Registry of Deeds, 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 p.m. on
December 11, 2023, at 379
Union Street, Rockland, MA
02370, all and singular the
premises described in said
Mortgage, to wit:

Property Address: 379
Union Street, Rockland, MA
02370
Parcel No. 1
A certain parcel of land on
the East side of Union Street
in Rockland, Plymouth
County, Massachusetts,
containing nearly 13,230
square feet together with the
improvements thereon,
bounded and described as
follows:

Beginning at the center of
the stone bound in the East
line of said street at the
Southwest corner of the
premises, and running

Thence No. 0 degrees 40' W.
in said line of Union Street,
63 feet to a stone street-
bounded in said East line;

Thence Northeasterly by a
curve to the right (of which
the radius is fifteen feet) a
distance of 21 feet to a stone
street-bounded in the South
line of Exchange Street;

Thence N. 79 degrees 20' E.
in said line of Exchange
Street, 131.2 feet to the stone
bound in the lint of Exchange
Street at the northeast
corner of said lot;

Thence S. 10 degrees 40' E.
by land of William H.
Spence, 101 feet to the center
of the stone bounded at the
northeast corner of land
formerly of William E.
Poole;

Thence Westerly in line of
land formerly of William E.
Poole 159 feet to said point of
beginning on Union Street
according to C. W.
Howland's survey No. 4559.

Parcel No. 2
Beginning at a point in the
Easterly line of said Union
Street in said Rockland, at
the Northwest corner of the
granted premises, and
running thence

Easterly by other land now
or formerly of Nettie J.
Phelps 159 feet; to the
middle of the stone bound
and land of William H.
Spence; thence turning and
running

Southerly by said Spence's
land 5 feet to the middle of a
stone bound; thence turning
and running

Westerly in a line parallel
with the South line of other
land now or formerly of
Nettie J. Phelps about 160
feet to Union Street; then
turning and running

Northerly in said East line of
Union Street 5 feet to the
point of beginning.

For title see Deed recorded
in Book 51782, Page 235

TERMS OF SALE

A deposit of TEN THOU-
SAND DOLLARS AND 00
CENTS (\$10,000.00) by certi-
fied check or bank check will
be required to be delivered
by the purchaser at the time
and place of sale. The
balance of the purchase
price is to be paid by certi-
fied or bank check at the
offices of Updike, Kelly &
Spellacy, P.C., 225 Asylum
Street, 20th Floor, Hartford,
CT 06103 within thirty (30)
days from the date of sale.
Deed will be provided to
purchaser for recording upon
receipt in full of the
purchase price.

Other terms, if any, to be
announced at sale.

U.S. Bank Trust Company,
National Association, as
Trustee for Velocity
Commercial Capital Loan
Trust 2022-4, present holder
of said mortgage; By its
Attorneys: Updike, Kelly &
Spellacy, P.C., 225 Asylum
Street, 20th Floor, Hartford,
CT 06103; Attn: James R.
Byrne, Esq., Tel. 860-548-2683
AD#9531801
PL 11/18,11/25,12/02/2023

