

PROBATE CITATIONS **PROBATE CITATIONS**

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Division
Docket No. M126P2399EA
INFORMAL PROBATE PUBLICATION
NOTICE**

Estate of: Edwina M. Eastman
Also Known As: Edwina M. Oksa
Date of Death: January 16, 2026
To all persons interested in the above captioned estate, by Petition of Petitioner Dawna L. Eastman-Gallo of Golden CO a Will has been admitted to informal probate.

Dawna L. Eastman-Gallo of Golden CO has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

5/16/26

#NY0177424

PROBATE CITATIONS **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. M117P5439PM
CITATION ON PETITION FOR ORDER
OF COMPLETE SETTLEMENT**

Estate of: John Thibideau
A Petition for Order of Complete Settlement has been filed by Jewish Family & Children's Service, Inc. of Waltham MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 3rd & Final Account 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 06/05/2026.

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.

WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 08, 2026
Tara E. DeCristofaro, Register of Probate

5/16/26

#NY0177434

LEGAL NOTICES **LEGAL NOTICES**

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE
BUDGET HEARING

The Randolph Town Council will conduct a public hearing on Tuesday, May 26, 2026, at 6:15 P.M., 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 by telephone, to see if the Town will vote to appropriate the following sums for the operation of municipal and school departmental and incidental expenses of the Town for Fiscal Year 2027 (July 1, 2026 through June 30, 2027) with a total sum of \$145,283,131.87: \$138,851,337.09 to be raised from taxation, \$2,000,000.00 to be transferred from Ambulance Reserve Account, \$1,631,794.78 to be transferred from the Water/Sewer Enterprise Fund and \$2,800,000.00 to be transferred from Undesignated Fund Balance/General Fund Free Cash.

Additional information on this Public Hearing is available through the Randolph Town Clerk's Office during regular business hours: at 41 South Main Street, Randolph, MA 02368. The Zoom link and the telephone number to connect to the meeting and to the public hearing may be found on the Randolph website Calendar on the day of the meeting, www.randolph-ma.gov.

Comments can 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: ELorgeree@Randolph-MA.gov.

5/16/26

#NY0177565

LEGAL NOTICES **LEGAL NOTICES** **LEGAL NOTICES**

MORTGAGEE'S SALE OF REAL ESTATE
21 Pupkis Road, Tewksbury, MA

By virtue of and in execution of the power of sale contained in a certain Mortgage given by Kristopher Gaff to Eagle Bank, said Mortgage dated March 6, 2025, and recorded with the Middlesex North District Registry of Deeds, in Book 39114, Page 1, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 12:00 p.m. on the 1st day of June 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 21 Pupkis Road, Tewksbury, MA 01876

The legal description of the Mortgaged Premises is hereinafter the following:

The land with the buildings thereon in Tewksbury, Middlesex County, Massachusetts, situated on the Northeasterly side of Pupkis Road and being shown as Lots 77 and 78 and the greater portion of Lots 76 and 75 on a plan of land entitled "Shawsheen River Park, Tewksbury-Billerica, Mass., J.W. Arey, C.E.", dated May, 1909 and recorded in Middlesex North District Registry of Deeds, Plan Book 26, Plan 41 and thus bounded:

SOUTHWESTERLY by Pupkis Road, 95 feet; NORTHWESTERLY by Lot 79 on said plan, 87.50 feet; NORTHEASTERLY by Lots 105 and 106 on said plan, 50 feet;
SOUTHEASTERLY by the remainder of Lot 76 on said plan, 7.5 feet; NORTHEASTERLY again by the remainder of Lot 76 and by the remainder of Lot 75 on said plan, 45 feet; and SOUTHEASTERLY by the remainder of Lot 75 on said plan, 80 feet.

Said land is also shown as a portion of Lot 9 on a plan of land entitled Plan of Land in Tewksbury, Mass., prepared for George T. DeViller & William J. Rice, Scale 1"=40', June 10, 1985, William G. Troy & Associates, recorded with said Registry of Deeds, Plan Book 150, Plan 81.

For title reference, see Deed from Ryan Minesinger and Brenda Minesinger to Kristopher Gaff, dated August 9, 2018, and recorded with Middlesex North District Registry of Deeds in Book 32406, Page 273.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND (\$20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Eagle Bank. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Middlesex North District Registry of Deeds in accordance with law.

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

EAGLE BANK
By its attorney, RICCARDO L. RULLO
LAW OFFICES OF RICCARDO L. RULLO, PLLP
35 BEDFORD ST, SUITE 4, LEXINGTON, MA 02420
617-366-6744

Dated: 5/7/2026
#NY0176844

5/9, 5/16, 5/23

PROBATE CITATIONS **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. M126P2527EA
CITATION ON PETITION FOR FORMAL
ADJUDICATION**

Estate of: Bruce William Parsons
Also known as: Bruce W. Parsons
Date of Death: 04/10/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Michele Burke of Wilmington 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:
Michele Burke of Wilmington 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 06/10/2026.

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. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 13, 2026
Tara E. DeCristofaro, Register of Probate

5/16/26

#NY0177423

PROBATE CITATIONS **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. M126P2544EA
CITATION ON PETITION FOR FORMAL
ADJUDICATION**

Estate of: Olga Italia Reed
Also known as: Olga I Reed, Olga Reed
Date of Death: 04/28/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Lisa M Perry of Medford 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:
Lisa M Perry of Medford 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 06/11/2026.

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)
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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 14, 2026
Tara E. DeCristofaro, Register of Probate

5/16/26

#NY0177509

PROBATE CITATIONS **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. M126P2486EA
CITATION ON PETITION FOR FORMAL
ADJUDICATION**

Estate of: Mary L. Grande
Also known as: Mary Grande
Date of Death: 04/02/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Louis O. Grande of Lexington 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:
Louis O. Grande of Lexington 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 06/11/2026.

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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 14, 2026
Tara E. DeCristofaro, Register of Probate

5/16/26

#NY0177528

LEGAL NOTICES **LEGAL NOTICES** **LEGAL NOTICES**

By virtue of and in execution of the power of sale contained in a certain Mortgage given by Kristopher Gaff to Eagle Bank, said Mortgage dated March 6, 2025, and recorded with the Middlesex North District Registry of Deeds, in Book 39114, Page 1, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 12:00 p.m. on the 1st day of June 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

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

EAGLE BANK
By its attorney, RICCARDO L. RULLO
LAW OFFICES OF RICCARDO L. RULLO, PLLP
35 BEDFORD ST, SUITE 4, LEXINGTON, MA 02420
617-366-6744

Dated: 5/7/2026
#NY0176844

5/9, 5/16, 5/23

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