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STUFF

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50 Hancock St. Braintree
781-380-8165
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Call George
617-633-2682

PUBLIC NOTICES

Public Notices

0 Hingham Street
LEGAL NOTICE
TOWN OF ROCKLAND
MASSACHUSETTS
CONSERVATION COMMISSION

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 MacKinley Way on the Notice of Intent filed on behalf of Alex Smith for construction of a new single family home on a 4.9 acre lot within the 100-foot Buffer Zone to an area of Bordering Vegetated Wetland (BVW) and Riverfront Area on Ben Mann Brook and FEMA Zone A flood hazard area that extends onto locus at 0 Hingham Street – Parcel 21-005. Plans are on file with the Rockland Conservation Commission and the Massachusetts Department of Environmental Protection, Southeast Regional Office. An electronic copy of the filing is available with the Rockland Town Clerk.

Douglas Golemme, Chairman
Rockland Conservation Commission
AD#12448121
PL 07/07/2026

1157 Washington Street
LEGAL NOTICE
PUBLIC HEARING NOTICE
BRAINTREE PLANNING BOARD
1157 Washington Street:
Use Special Permit, Site Plan Review, and Floodplain Protection District

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles V, VI, VII, VIII, XI, XII, and XIV that a Public Hearing will be conducted on **Tuesday July 14, 2026 at 7:15 P.M. in Braintree Town Hall.** The Planning Board will consider an **Application filed under Use Special Permit (135-601: Apartment House), Site Plan Review, and Floodplain Protection District**, filed by John J Mento, Daniel F Mento,–

Public Notices

Trustees of Washington ST 1157 Realty Trust, Applicant. The Applicant is seeking approval to construct ten residential townhouse units with associated parking, utilities, landscaping, and restorative planting improvements.

The property is located at **1157 Washington Street**, Zoned General Business and within the Floodplain Protection District, as shown on Assessors Map 1008 Plots 11, 22, and 27. The total lot size is 74,300 sq.ft.

To Review Application: Department of Planning and Community Development in 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/1033/Current-Applications>.

#12430199
PL 6/30, 7/7/26



167 Sycamore Street, Holbrook
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket No. 26 SM 002064
ORDER OF NOTICE

TO: Ryan Dennis Gorman and Brittney Elizabeth Gorman a/k/a Brittney Elizabeth Brown

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Wells Fargo Bank, N.A.

claiming to have an interest in a Mortgage covering real property in **Holbrook, numbered 167 Sycamore Street**, given by **Ryan Dennis Gorman and Brittney Elizabeth Gorman to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rockland Trust Company, its successors and assigns, dated January 8, 2021, and recorded in Norfolk County Registry of Deeds in Book 38849, Page 505**, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

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 Servicemembers 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 8/10/2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER
Chief Justice of this Court on 6/26/2026.

Attest: Deborah J. Patterson, Recorder

AD# 12461739
PL 07/07/2026

2 COUNTRY CLUB CIRCLE, SCITUATE
LEGAL NOTICE
TOWN OF SCITUATE
CONSERVATION COMMISSION

On 7/20/2026 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Hearing under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws for a Notice of Intent filed by Robert Stachura for the construction of an addition to a single-family dwelling within wetland resources and located at 2 Country Club Circle, Scituate. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow
Chairman

AD#12447522
PL 7/7/2026

30 Ashworth Ave
LEGAL NOTICE
PUBLIC HEARING NOTICE
BRAINTREE PLANNING BOARD
30 Ashworth Avenue: Grading Permit

Notice is given by the Planning Board under the provi-

Public Notices

sions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles V, VI, XI, and XII that a Public Hearing will be conducted on **Tuesday July 14, 2026 at 7:15 P.M. in Braintree Town Hall.** The Planning Board will consider an **Application for Grading Permit (135-1201)** filed by John and Andrea Gibbons, Applicant. The Applicant is seeking a grading permit to replace an existing open infiltration basin with a subsurface stormwater infiltration system on their property.

The proposed grading will approximately remove 8 cubic yards and import 1,980 cubic yards of material, resulting in a total land disturbance of about 16,030 s.f.

The property is located at **30 Ashworth Avenue**, Zoned Residence B and within the Watershed Protection Overlay District, as shown on Assessors Map 1094 Plot 74. The total lot size is 1.63 acres.

To Review Application: Department of Planning and Community Development in 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/1033/Current-Applications>.

AD# 12437135
PL 06/30, 07/07/2026

370 Shaw Street
LEGAL NOTICE
PUBLIC HEARING NOTICE
BRAINTREE PLANNING BOARD
370 Shaw Street: Site Plan Review and More Than One Dwelling on a Lot

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles I, VI, VII, VIII, XI, and XII that a Public Hearing will be conducted on **Tuesday July 14, 2026 at 7:15 P.M. in Braintree Town Hall.** The Planning Board will consider an **Application for Site Plan Review and More Than One Dwelling on a Lot** pursuant to Sections 135-711 and 135-710 filed by Bill Jablonski, Applicant. The Applicant is seeking to construct two additional single-family dwellings with associated access, driveway, drainage, and utilities improvements.

The property is located at **370 Shaw Street**, Zoned Residence B District, as shown on Assessors Map 3059, Plot 34. The total lot size is 58,564 sq.ft.

To Review Application: Department of Planning and Community Development in 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/1033/Current-Applications>.

#12430330
PL 6/30, 7/7/26



7 McDonnell Drive, Randolph
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket No. 26 SM 002056
ORDER OF NOTICE

TO: Marcquis A. Johnson, as Personal Representative of the Estate of Marshall Johnson a/k/a Marshall Anthony Johnson, Sr.; Marcquis A. Johnson; Monet Johnson; Marshall B. Monnet; Christien H. Johnson

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

claiming to have an interest in a Mortgage covering real property in **Randolph, numbered 7 McDonnell Drive**, given by **Marshall Johnson and Marcquis A. Johnson to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns, dated February 18, 2020, and recorded in Norfolk County Registry of Deeds in Book 37622, Page 290, as affected by a Loan Modification Agreement dated June 18, 2022, and**

Public Notices

recorded at said Registry of Deeds in Book 40700, Page 568, and further affected by an Assumption Agreement dated September 3, 2022, and recorded at said Registry of Deeds in Book 40825, Page 598, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

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 Servicemembers 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 8/10/2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER
Chief Justice of this Court on 6/26/2026.

Attest: Deborah J. Patterson, Recorder

AD# 12460655
PL 07/07/2026

Council Order 2026-054
Legal Notice
Town of Randolph, MA
Council Order 2026-054

The Randolph Town Council will hold a meeting on Monday, July 13, 2026 at 6:00 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices. The Full text of Council Order 2026-054 can be located on the bulletin board at the Randolph Town 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 may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.
AD#12448453
PL 07/07/2026

Hearing 07/15/2026
LEGAL NOTICE
Southfield Redevelopment Authority
Conservation Commission

In accordance with M.G.L. Chapter 131, Section 40 (The Massachusetts Wetlands Protection Act) and the Wetlands Protection Rules and Regulations for the NAS (Naval Air Station) South Weymouth Mixed Use Development District and Open Space District, (the "SRA Regulations") the Southfield Redevelopment Authority (SRA), acting as the Conservation Commission, will hold a public hearing on Wednesday, July 15, 2026 at 7:00 PM at SRA's office located at 223 Shea Memorial Drive, South Weymouth, MA to consider a Notice of Intent filed by Turquoise Southfield NR LLC pertaining to infrastructure work associated with the proposed construction of a main roadway and associated stormwater system and utilities, together with related landscaping, grading, and limited demolition activities located in Weymouth, MA. The proposed work would occur within the 100-foot buffer zone to Bordering Vegetated Wetlands and within the 200-foot Riverfront Area of the West Branch of French's Stream. The project also involves temporary impacts to Bank. In connection with the Notice of Intent, the applicant is requesting a waiver from the 25-foot setback requirement set forth in Article III, Section B of the SRA Regulations. A copy of the Application is available for viewing at the offices of the Southfield Redevelopment Authority located at 223 Shea Memorial Drive, South Weymouth, MA, and online at: <https://www.southfieldra.co.m/applications-under-review.html>.

Office hours are 8:30 AM to 4:30 PM.
Thomas J. Henderson, Chairman
Southfield Redevelopment Authority
223 Shea Memorial Drive
South Weymouth, MA 02190
Phone: 781-682-2187

AD# 12461656
PL 07/07/2026

Public Notices

MAZZOCCA ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Norfolk Probate and Family Court
35 Shawmut Road Canton, MA 02021 (781) 830-1200
Docket No. NO26P1626EA
INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Richard Phillip Mazzocca
Date of Death: April 18, 2026

To all persons interested in the above captioned estate, by Petition of **Petitioner Lori M. Morgan of Millis, MA; Petitioner John R. Mazzocca of East Walpole MA** a Will has been admitted to informal probate.

Lori M. Morgan of Millis, MA; John R. Mazzocca of East Walpole MA 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.

AD# 12448363
PL 07/07/2026

IFB 27-159
LEGAL NOTICE
Legal Advertisement
IFB 27-159 On Call and Emergency Services Generator

The Town of Stoughton, Massachusetts, the Awarding Authority, invites sealed bids for the IFB 27-159 On Call and Emergency Services for Maintenance, Repair and scheduled Inspections for the Town's Emergency Generator Systems in accordance with the bid documents and specifications. The Work under this Contract includes, on call and emergency services for regular maintenance/repair(s) along with scheduled inspections and necessary and incidental appurtenances to complete the work. Bid documents will be available starting July 13, 2026 9:00am by contacting the Procurement Department at e: bids@stoughton-ma.gov; v: (781) 232-9364. Bids will be received until July 29th, 2026 3pm prevailing time. All sealed bids shall be submitted to Town of Stoughton Procurement Office 3rd Floor 10 Pearl Street Stoughton, MA 02072 and be entitled "27159 Generator"

This contract is being issued with a one year term with two one-year options to renew solely based on the Town's recommendations. Each bid shall also be accompanied by a bid security in the form of a certified, treasurer's, or cashier's check, in the amount of 5 percent of the value of the Bid. Wage rates for this project are subject to the minimum wage rates per M.G.L., Ch. 149, and Sections 26 to 27G, inclusive. Successful bidder must furnish Performance and Payment Bonds with a surety company acceptable to the Owner. The bidding and award of the Contract shall be in full compliance with Section 149 of the General Laws of the Commonwealth of Massachusetts as last revised. The Town of Stoughton reserves the right to waive any informality in or to reject any or all Bids if it be in the public interest to do so.

All bids for this project are subject to applicable public bidding laws of Massachusetts, including, but not limited to G.L. c.149. M.G.L. 149 § 44A(2)(C)

Selection of the contractor will be based upon bidder qualifications, including

Public Notices

evidence of past performance in similar projects, and bid price. The contract will be awarded to the bidder deemed by the awarding authority to be the lowest responsible and eligible bidder.

The bidder agrees that its bid shall be good and may not be withdrawn for a period of 45 days, Saturdays, Sundays and legal holidays excluded, after the opening of the bids.

The Town reserves the right to waive any informalities, to accept or reject, in whole or in part any or all bids, or take whatever other action may be deemed to be in the best interest of the Town.

Fran Bruttaniti, MCPPO
Procurement Officer
Town of Stoughton

AD# 12444685
PL 07/07/2026

ROZANSKI 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. NO26P1575EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Paul J Rozanski
Date of Death: 02/16/2026

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Walter Rozanski of Brockton 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: **Walter Rozanski of Brockton 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 07/29/2026. 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: June 26, 2026
Colleen M. Brierley
Register of Probate
AD#12448797
PL 07/07/2026

Homes



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