

MORTGAGE FORECLOSURE MORTGAGE FORECLOSURE MORTGAGE FORECLOSURE

NOTICE OF SALE, NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE, Premises: 305 Cummins Highway, Roslindale, MA 02131, By virtue and in execution of the Power of Sale contained in a certain mortgage given by 305 Cummins LLC to ABL RPC Residential Credit Acquisition LLC, dated March 8, 2024, and recorded with the Suffolk County Registry of Deeds in the Suffolk District Registry District of the Land Court as Document No. 950478, as noted on Certificate of Title No. 138939 of which mortgage the undersigned is the present holder by assignment of mortgage from ABL RPC Residential Credit Acquisition LLC to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2024-5, dated March 15, 2024, and recorded with said Suffolk District Registry District of the Land Court as Document No. 964916, as noted on Certificate of Title No. 138939 of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 12:00 o'clock P.M. on the 27th day of April, 2026, at the mortgaged premises located at 305 Cummins Highway, Roslindale, MA 02131, all and singular the premises described in said mortgage, to wit: The land in Roslindale commonly known and numbered as 305 Cummins Highway, and more completely described as: A certain parcel of land together with buildings thereon, situated in that part of Boston formerly West Roxbury, in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows: Northeastly: by the southwesterly line of Ashland Street, fifty (50) feet; Southeastly: by land now or formerly of Mary G. Biffin, one hundred fifty-eight and 45/100 (158.45) Southerly; by land now or formerly of Hartwig Pretorius and of Thomas McManus, fifty-five and 71/100 (55.71) feet; and Northwesterly: by land now or formerly of Eugene P. Carver, Jr., one hundred eighty-three and 02/100 (183.02) feet. All of said boundaries are determined by the Court to be located as shown on a plan drawn by Winebaum & Wexler, Engineers, dated July 12, 1928, as modified and approved by the Court, filed in the Land Registration Office as plan No. 13001-A, a copy of a portion of which is filed with certificate of title No. 24648. The above described land is subject to the right to slope and other rights as set forth in a deed given by William Sage to the City of Boston dated February 26, 1926, duly recorded in Book 4772 Page 195. Said Ashland Street is now called Cummins Highway. For my Title, see Suffolk County Registry of Deeds, Land Registration Section, Certificate of Title #92601, Book 459, Page 1 Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, New York 11530, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-5, Present holder of said mortgage by its Attorneys, Friedman Vartolo LLP 1325 Franklin Avenue, Suite 160, Garden City, New York 11530 4/6/26, 4/13/26, 4/20/26 #NY0173344

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE Premises: 759 Washington Street, Boston, MA 02124. By virtue and in execution of the Power of Sale contained in a certain mortgage given by Edward James Stronge to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, and now held by TH MSR Holdings LLC, said mortgage dated January 6, 2021 and recorded in the Suffolk County Registry of Deeds in Book 64523, Page 1, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns to TH MSR Holdings LLC by assignment dated December 30, 2025 and recorded with said Registry of Deeds in Book 72294, Page 155; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on April 27, 2026 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit: A certain parcel of land now known as and numbered 759 Washington Street in that part of the said City of Boston called Dorchester, and being the northerly part of Lot 2 on a plan entitled "Plan of Land in Dorchester Belonging to Mrs. Mary A. Tolman", dated June 24, 1887, recorded with Suffolk County Registry of Deeds, Book 1809, Page 59, and also being shown on a plan dated July 20, 1896, prepared by Charles F. Baxter, C.E., recorded with said Deeds, Book 2379, Page 282, and being bounded and described according to said plan as follows: SOUTHEASTERLY by Washington Street, thirty-two and 19/100 (32.19) feet; SOUTHWESTERLY by the remaining portion of said Lot 2, one hundred four and 83/100 (104.83) feet; NORTHWESTERLY by the first above-mentioned plan and by land of Stockemer on the second above-mentioned plan, thirty-one and 5/10 (31.5) feet; and NORTHEASTERLY by Lot 3 on the first above-mentioned plan and by land of Bessie M. Clark on the second above-mentioned plan, one hundred nine and 59/100 (109.59) feet. Said Premises contain 3,395 square feet of land more or less. For title reference see deed recorded herewith. The description of the property contained in the mortgage shall control in the event of a typographical error in this publication. For Mortgagee's Title see deed dated January 6, 2021 and recorded in the Suffolk County Registry of Deeds in Book 64522, Page 336. TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described. FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale. Other terms to be announced at the sale. Brock & Scott, PLLC 23 Messenger Street 2nd Floor Plainville, MA 02762 Attorney for TH MSR Holdings LLC Present Holder of the Mortgage (401) 217-8701 03/30, 04/06, 04/13/2026 #NY0171783

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CITY RECORD / COMMBUYS INVITATION FOR BIDS (IFB) ADVERTISE-MENT 73152100 Boston Public Schools INVITATION FOR BIDS Purchase of Rock Salt EV00017266 M.G.L. c. 30B CONTACT INFORMATION Rosamund Bloom 617-635-9170 bidderinfo@bostonpublicschools.org The City of Boston, acting by the Planning & Engineering/Office of Facilities Maintenance, 1216 Dorchester Ave., Dorchester, MA 02125, hereinafter referred to as the Awarding Authority, hereby invites sealed bids for the project listed above. Bids will be solicited from interested vendors through the City of Boston's Supplier Portal: boston.gov/departments/procurement. All bids for this project are subject to all applicable provisions of law and in accordance with the terms and provisions of the contract documents entitled: Purchase of Rock Salt at various Boston Public Schools. Bids must be submitted before 12:00 P.M., Boston time, Tuesday, April 14, 2026 and opened forthwith. The IFB documents will be available on or about Monday, March 30, 2026 after 12:00 P.M., Boston time. Scope of work is detailed in the bid package. Katherine H. Walsh- Director of Planning, Engineering, Sustainability, & Environment (March 30 & April 6, 2026) 3/30, 4/6 #NY0172330

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Invitation for Bids - FCAM 2026 Alternate Apparatus The Metropolitan Area Planning Council ("MAPC"), pursuant to M.G.L. c. 30B s.22 and M.G.L. c. 7 s. 22B, is seeking sealed bids from qualified Bidders to supply industrial standard compliant fire apparatus, initial attack vehicles (including mini-pumpers), mobile water supply apparatus (tankers), mobile water supplies with pumpers, wildland apparatus/brush trucks (including wildland fire crew carrier apparatus, wildland fire pumpers, wildland fire suppression apparatus, and wildland mobile water supply apparatus), special service apparatus, and equipment to the members of the Fire Chiefs Association of Massachusetts ("FCAM"). Please request the full invitation for Bids "IFB" for more information. MAPC will be the awarding authority on behalf of FCAM. Contracts will be awarded to the responsible and responsive bidders offering the lowest price for advertised goods as indicated on the Bid Price Forms. One contract award will be made for each vehicle type by the manufacturer or make of the vehicle. The IFB may be obtained from MAPC, by contacting Kelsi Champley, by email at kchampley@mapc.org on or after 4PM EST Monday, April 6, 2026. A Bidders Conference via Zoom will be held Wednesday, April 22, 2026, at 1:00 p.m. Proposals are due at 4:00 p.m., Wednesday May 13, 2026, through Commbuys. Late proposals will not be accepted. The term of any contract resulting from this IFB shall be from date of execution by both parties through December 1, 2026 with the possibility of five six-month extensions. MAPC reserves the right to cancel all or part of this solicitation and to reject in whole or part any and all proposals. No bid bond is required. 4/6/2026 #NY0173610

TOWN OF RANDOLPH TOWN COUNCIL PUBLIC HEARING The Randolph Town Council will hold a public hearing on Monday, April 13 at 6:15 PM, 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 telephone, on the application by the petitioner, Autumn Estates, LLC, for street acceptance and request for the Town to accept Autumn Lane and E.J. Foley Circle as a public way. 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/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting. 4/6/26 #NY0173546

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CITY RECORD / COMMBUYS INVITATION FOR BIDS (IFB) ADVERTISE-MENT 80161800 Boston Public Schools INVITATION FOR BIDS On-Call Chair Table Rentals EV00017255 M.G.L. c. 30B CONTACT INFORMATION Rosamund Bloom 617-635-9170 bidderinfo@bostonpublicschools.org The City of Boston, acting by the Planning & Engineering/Office of Facilities Management, 1216 Dorchester Ave, Dorchester, MA 02125, hereinafter referred to as the Awarding Authority, hereby invites sealed bids for the project listed above. Bids will be solicited from interested vendors through the City of Boston's Supplier Portal: boston.gov/departments/procurement. All bids for this project are subject to all applicable provisions of law and in accordance with the terms and provisions of the contract documents entitled: On-Call Chairs & Tables Rental. Bids must be submitted before 12:00 P.M., Boston time, - Tuesday, April 14, 2026 and opened forthwith. The IFB documents will be available on or about Monday, March 30, 2026 after 12:00 P.M., Boston time. The scope of work is detailed in the bid package. Anthony Pena - Executive Director Facilities Management (March 30 & April 6, 2026) 3/30, 4/6 #NY0172080

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CITY OF WALTHAM MASSACHUSETTS Notice is hereby given that the Waltham City Council and the Board of Survey and Planning will hold a Joint Public Hearing in the City Council Chamber, City Hall, 610 Main Street, Waltham, Massachusetts on April 13, 2026, at 7:30 pm on an amendment to the following section of the Waltham Zoning Code ARTICLE III entitled "Establishment of Districts," Section 3.2 entitled "Definition of uses," shall be amended by adding after Subsection 3.226G the following new Sub-section: 3.226H Pet Grooming Business: A commercial establishment where the principal use is the grooming of household pets, including bathing, brushing, clipping, trimming, styling, drying, and similar grooming services. The use shall not include veterinary services, pet training, or overnight boarding. No more than six (6) pets shall be present on the premises at any time. Accessory retail sales of pet care and grooming-related products shall be permitted. A Pet Grooming Business shall not be classified as a Kennel and shall not be subject to the provisions of Section 3.644. ARTICLE III is hereby further amended by adding in Section 3.4 entitled "Table of Uses," under the category "Commercial," the following: Pet Grooming Business RA-1 RA-2 RA-3 RA-4 RB RC RD HR-1 HR-2 N N N N N N N N N N N N N N N N BA BB BC LC C I CR Use Reference YI YI YI NYI YI N 3.226H Attest: Joseph W. Vizard, City Clerk 3/30, 4/6 #NY0172213

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CITY RECORD / COMMBUYS INVITATION FOR BIDS (IFB) ADVERTISE-MENT 72100000 Boston Public Schools INVITATION FOR BIDS Preventive Maintenance of Mechanical Equipment M.G.L. c.149 CONTACT INFORMATION Rosamund Bloom 617-635-9170 bidderinfo@bostonpublicschools.org The City of Boston, acting by the Planning & Engineering/Office of Facilities Management, 1216 Dorchester Ave, Dorchester, MA 02125, hereinafter referred to as the Awarding Authority, hereby invites sealed bids for the project listed above. Bids will be solicited from interested vendors via email, bidderinfo@bostonpublicschools.org. All bids for this project are subject to all applicable provisions of law and in accordance with the terms and provisions of the contract documents entitled: Preventive Maintenance of Mechanical Equipment & Installation and in various Boston Public Schools. Bids must be submitted before 12:00 P.M., Boston time, Thursday, April 16, 2026 and opened forthwith. The IFB documents will be available on or about Wednesday, April 1, 2026 after 12:00 P.M., Boston time. The scope of work is detailed in the bid package Katherine H. Walsh- Director of Planning, Engineering, Sustainability, & Environment (March 30 & April 6, 2026) 3/30, 4/6 #NY0172083

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Economic Development and Industrial Corporation of Boston ("EDIC") d/b/a Boston Planning & Development Agency ("BPDA") INVITATION FOR BIDS Fid Kennedy Avenue Realignment Gigi Munden; 617-918-6203; Gigi.Munden@boston.gov The Economic Development and Industrial Corporation of Boston ("EDIC") d/b/a Boston Planning & Development Agency ("BPDA"), by its Chief Procurement Officer is pleased to issue this Invitation for Bid entitled "Fid Kennedy Avenue Realignment" (the "IFB"). The IFB is issued in accordance with M.G.L. c. 30, §39M, as may be amended. This IFB package including requirements for this project will be available to download on the BPDA Procurement Portal free-of charge in digital print form to all interested respondents on April 6, 2026 at 9:00 A.M. at www.bostonplans.org/work-with-us/procurement. All responses to this IFB must be returned no later than 12:00 noon on May 7, 2026 to: Teresa Polhemus, Clerk, Economic Development and Industrial Corporation of Boston c/o Real Estate Administration, 12 Channel Street Suite 901, Boston MA 02210, Michelle Goldberg, Chief Procurement Officer 4/6, 4/13 #NY0172439

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Economic Development and Industrial Corporation of Boston ("EDIC") d/b/a Boston Planning & Development Agency ("BPDA") REQUEST FOR PROPOSALS Assessment and Engineering of the 72" Drain on Fid Kennedy Avenue and Service for Parcel W Gigi Munden; 617-918-6203; Gigi.Munden@boston.gov The Economic Development and Industrial Corporation of Boston ("EDIC") d/b/a Boston Planning & Development Agency ("BPDA"), by its Chief Procurement Officer is pleased to issue this Invitation for Bid entitled "Assessment and Engineering of the 72" Drain on Fid Kennedy Avenue and Service for Parcel W" (the "RFP"). The RFP is issued in accordance with M.G.L. c. 30, §39M, as may be amended. This RFP package including requirements for this project will be available to download on the BPDA Procurement Portal free-of charge in digital print form to all interested respondents on April 6, 2026 at 9:00 A.M. at www.bostonplans.org/work-with-us/procurement. All responses to this RFP must be returned no later than 12:00 noon on May 11, 2026 to: Teresa Polhemus, Clerk, Economic Development and Industrial Corporation of Boston c/o Real Estate Administration, 12 Channel Street Suite 901, Boston MA 02210, Michelle Goldberg, Chief Procurement Officer. 4/6, 4/13 #NY0172437