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## PUBLIC NOTICES

### Foreclosure / Sheriff Sales

RANDOLPH, 25 VAN TASSEL DRIVE

#### LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS



**LAND COURT DEPARTMENT OF THE TRIAL COURT 26 SM 000125**

#### ORDER OF NOTICE

TO: Juliette A. Griffith and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq): Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11, Mortgage Pass-Through Certificates, Series 2006-FF11 claiming to have an interest in a Mortgage covering real property in Randolph, numbered 25 Van Tassel Drive, given by Juliette A. Griffith to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Franklin A Division of Nat. City Bank of IN, dated May 9, 2006, and registered at Norfolk County Registry District of the Land Court as Document No. 1101585 and noted on Certificate of Title No. 172542, 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 March 2, 2026 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 January 14, 2026.

Attest:  
Deborah J. Patterson  
Recorder

AD#12006707  
PL 1/21/2026

#### Public Notices

42 HILLSDALE ROAD, HOLBROOK  
**LEGAL NOTICE**

A Public Hearing will be held on Wednesday February 4, 2026 at 7:00 p.m. in the Heritage Meeting Room at Holbrook Town Hall first floor and also via ZOOM to hear the following petition(s) requesting a Variance and/or a Special Permit from the Holbrook Zoning By-Laws.

26-02 Petitioner(s): Anthony Borgos of 42 Hillsdale Rd, Holbrook, MA 02343 requests 2 side variances to construct an attached, approximately 600SF ADU 20' X 30' with full basement

#### Public Notices

and a walkout enclosure, basement will be connected to main house living at said address. The petitioner requests relief under Holbrook Zoning By-Laws Section 4 Dimensional Regulations, Section 4.1.2 Table of Dimensional, Section 5 Nonconforming Uses and Structures, 5.4 Variance required. Assessor's Plan 41 Lot 032.

HOLBROOK ZONING BOARD OF APPEALS  
Keith O'Brien, Chairman

HCAM is inviting you to a scheduled Zoom meeting.

Topic: ZBA: 2-4-26  
Time: Feb 4, 2026 07:00 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
[www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID: 839 6950 1951  
Passcode: 558066

AD#11984706  
PL 1/14, 1/21/2026

71 Caldwell St. Weymouth  
**LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS NORFOLK, ss SUPERIOR COURT CIVIL ACTION NO. 2582CV001321**

To: The Heirs, Devisees and Personal/Legal Representatives of John T. Daily

and to all persons entitled to the benefit of the Soldiers and Sailors Civil Relief Act of 1940 as amended

GREETING:  
Eastern Bank

Claiming to be the holder of a mortgage covering real property situated in Weymouth, MA, at 71 Caldwell Street given by John T. Daily to Eastern Bank dated August 9, 2010 recorded at The Norfolk County Registry of Deeds in Book 27959, Page 2 has filed with said court a bill in equity for authority to foreclose said mortgage in the manner following: by entry to foreclose and by exercise of power of sale set forth in said mortgage.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended, and you object to such foreclosure, you or your attorney should file a written appearance and answer in said Court at Dedham on or before February 25, 2026 or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness Michael D. Ricciuti, Esquire at Dedham the 6th day of January in the year of our Lord two thousand and twenty-six.

Walter F. Timilty,  
Clerk

AD# 12004147  
PL 01/21/2026

FFY 2026-2030 TRANSPORTATION IMPROVEMENT PROGRAM

**LEGAL NOTICE NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD FFY 2026-2030 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) AMENDMENT 2 NATIONAL HIGHWAY FREIGHT NETWORK - CRITICAL RURAL AND URBAN FREIGHT CORRIDORS UPDATES**

Old Colony Planning Council (OCPC) is making the FFY 2026-2030 Old Colony Transportation Improvement Program (TIP) Amendment 2, and the National Highway Freight Network - Critical Rural and Urban Freight Corridors Updates available for a Public Review and Comment. Copies will be available at <https://oldcolonyplanning.org> and/or upon request. This process will be used as Brockton Area Transit Authority's (BAT) public participation process. BAT, the Federal Transit Administration (FTA) Section 5307(c) applicant, has consulted with the Old Colony Metropolitan Planning Organization (MPO) and concurs that the public involvement process adopted by the MPO for development of the TIP satisfies the public hearing requirements that pertain to the development of the Program of Projects for the regular Section 5307, Urbanized Area Formula Program, grant applications including the provisions for public notice and the time established for public review and comment. Public notice of public involvement activities and time established for public review and comments on the TIP will satisfy the program of projects (POP) requirements. The public discussion of the TIP at meetings of the Old Colony Joint Transportation Committee (JTC) and Old Colony MPO satisfies the Program of Projects (POP) public hearing requirements of the FTA. A public meeting of the Old Colony MPO is scheduled for February 17, 2026 at 10:00 AM.

#### LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Watson Pierre** to Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin a Division of National City Bank dated August 31, 2006, recorded at the Norfolk County Registry of Deeds in Book 24039, Page 175, affected by a Home Affordable Modification Agreement dated December 1, 2009 and recorded in Book 27321, Page 290; said mortgage was then assigned to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by virtue of an assignment dated August 5, 2009, and recorded in Book 27009, Page 342; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 01:00 PM on **February 5, 2026**, on the mortgaged premises. This property has the address of 22 Alice Road, Randolph, MA 02368. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A certain parcel of land with the buildings thereon, situated in Randolph, Norfolk County Massachusetts being shown as Lot 0 on a plan entitled "Subdivision of Land in Randolph, Mass" dated May 20, 1959. L.W. DeCelle Surveyors Inc., C.E., filed with Norfolk Registry of Deeds as Plan No 87 of 1951 in Plan Book 210, bounded and described as follows: Southeasterly, Easterly and Northeastly by Gloria Road in three (3) courses measuring respectively one hundred forty-six and 97/100 (146.97) sixty-four and 07/100 (64.07) and ninety-five and 28/100 (95.28) feet; Northwestly by Lot N. as shown on said plan, one hundred eight and 43/100 (108.43) feet, and Southwesterly by Lot P. as shown on said plan one hundred twenty (120) feet. Containing 18,230 square feet of land according to said plan Subject to and with benefit of restrictions and easements of record insofar as the same are now in force and applicable together with the right to use the streets and ways laid out on said plan in common with others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph. For Title of the grantor see deed dated April 24, 1984, recorded with Norfolk County Registry of Deeds at Book 6384 Page 96 Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Norfolk County Registry of Deeds herewith.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: December 16, 2025 Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15  
By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 [www.dgandl.com](http://www.dgandl.com) 55527 (PIERRE)

AD# 11946568  
PL 01/07, 01/14, 01/21/2026

#### Public Notices

ing requirements of the FTA. A public meeting of the Old Colony MPO is scheduled for February 17, 2026 at 10:00 AM.

Please send written comments to:  
William McNulty  
Old Colony Planning Council  
70 School Street,  
Brockton, MA 02301  
[wmcnulty@ocpcrpa.org](mailto:wmcnulty@ocpcrpa.org)

AD#12005666  
PL 1/21/2026

FY2027 Budget Schedule  
**LEGAL NOTICE Public Hearing Notice Town of Randolph, MA**

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026, 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 a proposed FY2027 Budget Schedule.

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.

AD# 12008380  
PL 01/21/2026

**LAVIE 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. NO24P3366EA INFORMAL PROBATE PUBLICATION NOTICE**

Estate of: **Bruce LaVie**  
Also known as: **Bruce W. LaVie**  
Date of Death: **04/02/2022**

To all persons interested in the above-captioned estate, by Petition of Petitioner **Samantha Kane of Hanover MA** a Will has been admitted to informal probate. **Samantha Kane of Hanover MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

## Homes



#### Public Notices

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#12003191  
PL 01/21/2026

#### LEGAL NOTICE MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Nicole Molnar F/K/A Nicole Barnes to Washington Mutual Bank, F.A., dated June 15, 2005 and recorded with the Norfolk County Registry of Deeds at Book 22529, Page 19 as affected by a Loan Modification recorded on November 8, 2013 in Said Registry of Deeds at Book 31883, Page 125, subsequently assigned to Wells Fargo Bank, NA, as trustee for Freddie Mac Securities REMIC Trust 2005-S001 by JPMorgan Chase Bank, National Association, successor in interest from the Federal Deposit Insurance Corporation, as receiver for Washington Mutual Bank f/k/a Washington Mutual Bank F.A. by assignment recorded in said Norfolk County Registry of Deeds at Book 26664, Page 333 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on February 11, 2026 at 17 Beach Road, Weymouth (North Weymouth), MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon located in Weymouth, Norfolk County, Massachusetts, and being Lot A on a Plan by Paul J. Knight, R.L.S., dated October 6, 1969, recorded with Norfolk Registry of Deeds in Book 4730, Page 550, and bounded according to said Plan as follows:  
EASTERLY by Beach Road, twenty-five (25.00) feet;  
SOUTHEASTERLY by Beach Road by two courses, forty-three and 5/10 (43.05) feet and forty-six and 04/100 (46.04) feet;  
SOUTHERLY by Lot B thirty-four and 31/100 (34.31) feet;  
SOUTHWESTERLY again by Lot B one hundred twenty (120) feet;  
NORTHERLY by land now or formerly of Gildea sixty (60) feet;  
EASTERLY by land now or formerly of Alrugese forty (40) feet; and  
NORTHERLY by land of aforementioned Alrugese seventy-five (75) feet.  
Containing according to said plan 9,663 square feet.  
For my title see deed recorded with said Deeds in Bk 21092, Pg 478

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

**TERMS OF SALE:**  
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

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

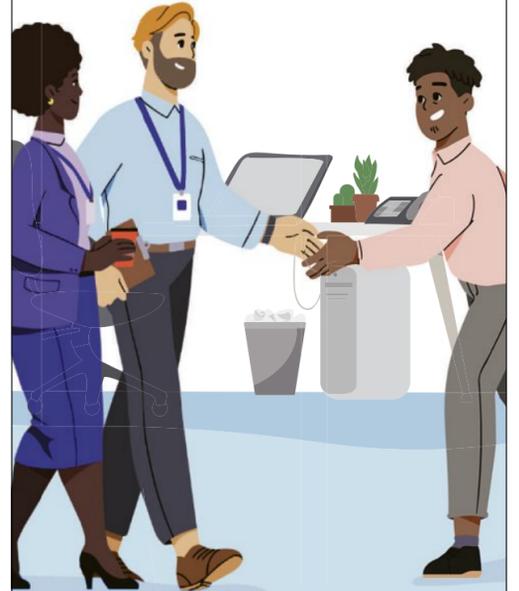
Wells Fargo Bank, N.A. as trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001  
Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS LAW GROUP PLLC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
23-000891

AD# 11943355  
PL 01/21, 01/28, 02/04/2026

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