

12 Friend St. Weymouth  
LEGAL NOTICE  
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marie Samedi & Jean W. Samedi, to Latitude Capital, LLC, a Delaware limited liability company, dated June 23, 2021 and filed with the Norfolk County Registry of Deeds District of the Land Court as Document Number 1480733 on Certificate of Title Number 187291, 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 on August 27, 2025 at 11:00 A.M. at 12 Friend Street, Weymouth, Massachusetts 02189 all and singular the premises described in said mortgage,

To wit;

PARCEL 1

That certain parcel of land with the buildings thereon situated in Weymouth in the County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by Francis Road, shown on the plan hereinafter referred to, twenty five (25) Feet;

Southeasterly by lot numbered 315, shown on said plan, one hundred twenty-six and 83/100 (126.83) feet;

Southwesterly by lot numbered 327, shown on said plan, twenty-five (25) feet; and

Northwesterly by lot numbered 317, shown on said plan, one hundred twenty-six and 83/100 feet (126.83) feet.

Said parcel is shown as lot numbered 316 on a plan drawn by R.F. Smith, Civil Engineer, dated April 1925, as approved by the Land Court in the Land Registration Office as No. 10600B, a copy of a portion of which is filed in Norfolk Registry of District with Certificate No. 8308, Sheet 1, Book 42.

The above described land is subject also to the restriction set forth in Document No. 418146, expiring on November 20, 2001.

PARCEL II

That certain parcel of land with the buildings thereon situated in Weymouth in the County and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by Francis Road, shown on the plan hereinafter referred to, now known as Friend Street, seventy-five (75) feet;

Southeasterly by lot numbered 312, shown on said plan, one hundred twenty-six and 83/100 feet (126.83) feet;

Southwesterly by lots numbered 328, 329 and 330, shown on said plan, seventy-five (75) feet; and

Northwesterly by lot numbered 316, shown on said plan, one hundred twenty-six and 83/100 (126.83) feet.

Said parcel is shown as lot numbered 313, 314 and 315 on a plan drawn by R.F. Smith, Civil Engineer, dated April 1925, as approved by the Land Court in the Land Registration Office as No. 10600B, a copy of a portion of which is filed in Norfolk Registry of District with Certificate No. 8308, Sheet 1, Book 42.

Meaning and intending to describe and convey the premises conveyed by Deed dated August 10, 2013 and filed with said Registry of Deeds District of the Land Court on Certificate of Title Number 187291.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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 including a certain Mortgage deed given by Marie M. Samedi to RTN Federal Credit Union dated April 10, 2013 and filed with the Norfolk County Registry of Deeds District of the Land Court as Document Number 1280951 on Certificate of Title Number 187291 and a certain Mortgage deed given by Marie Samedi and Jean W. Samedi to RTN Federal Credit Union dated November 19, 2014 and filed with the Norfolk County Registry of Deeds District of the Land Court as Document Number 1320109 on Certificate of Title Number 187291.

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.


The balance is to be paid by certified or bank check at Hadlock Law Offices P.C. 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. 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.

Latitude Capital, LLC, Trustee  
Latitude Capital Lending Trust  
Present holder of said mortgage.  
By Its Attorneys,  
Hadlock Law Offices P.C.  
111 Speen Street, Suite 200  
Framingham, MA 01701

AD# 11512185  
PL 07/25, 08/01, 08/08/2025

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USA TODAY | To the point

Public Notices  
10 Plain Street  
LEGAL NOTICE  
PUBLIC HEARING  
NOTICE  
BRAINTREE PLANNING  
BOARD  
10 Plain Street: Site Plan  
Review

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, II, VI, VII, VIII, XI and XIV that a Public Hearing will be conducted on Tuesday August 12, 2025 at 7:15 P.M. in Braintree Town Hall. The Planning Board will consider an Application for Site Plan Review filed by Braintree Apartments Venture, L.L.C. (dba Trammell Crow Residential), Applicant. The Applicant is seeking to construct a 752 Unit Multi-family Dwelling development as shown on the filed plans (Use by right) under Braintree Zoning Ordinance Section 135-616; MBTA Communities Multi – Family Overlay District (MCMOD). The project includes two phases. The first phase will include 427 units within five, 4-story buildings with surface parking and five, single-story detached garage structures for covered parking. The second phase will include 325 units within one, 4-story building with an integrated parking garage.

Site landscaping, lighting, parking, and stormwater improvements will be made throughout the site. The property is located at 10 Plain Street, Zoned Commercial and within the MBTA Communities Multi-Family Overlay District: MBTA 2 Red Line South. Shown on Assessors Map 1031 Plot 5 and Assessors Map 1031 Plots 1 with a development area of 30.54 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>.

#11486799  
PL 7/18, 7/25/25



127 Pleasant Street  
LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
Docket 25 SM 002033  
ORDER OF NOTICE

To: Melvin S. Nogler Jr. and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq): Nationstar Mortgage LLC,

claiming to have an interest in a Mortgage covering real property in Pembroke, numbered 127 Pleasant Street, given by Melvin S. Nogler, Jr. and Nancy L. Nogler to JPMorgan Chase Bank, N.A., dated April 6, 2012, and recorded in Plymouth County Registry of Deeds in Book 41576, Page 264, and now held by 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

Public Notices  
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 August 25, 2025, 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 July 8, 2025. Attest: Deborah J. Patterson Recorder  
25-003206  
AD#11504024  
PL 07/25/2025

23 ALDEN AVE IN SCITUATE  
LEGAL NOTICE  
TOWN OF SCITUATE  
CONSERVATION  
COMMISSION

On 8/4/2025 at 6:00 P.M., 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 Request for Determination of Applicability filed by Patricia O'Connell for installation of a fence and shower located at 23 Alden Ave in Scituate, MA. 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#11496173  
PL 7/25/2025

400 Franklin Street  
LEGAL NOTICE  
PUBLIC HEARING  
NOTICE  
BRAINTREE PLANNING  
BOARD  
400 Franklin Street: Special  
Permit & Site Plan Review

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, III, V, VI, VII, VIII, XI and XIV that a Public Hearing will be conducted on Tuesday Aug 12, 2025, at 7:15 P.M. in Braintree Town Hall. The Planning Board will consider an Application for Special Permit (135-601 Permitted Use in District) and Site Plan Review filed by Escapology of Braintree, LLC, C/O Attorney Carl R. Johnson III, 35 Braintree Hill Office Park Suite 103, Braintree, MA 02184, Applicant. The Applicant is seeking a special permit and site plan review to allow for the interior renovation and buildout of an indoor escape room. Improvements will develop a place of Amusement or Assembly in the existing 3,977 sq. ft. retail space located on the ground floor. The property is located at 400 Franklin Street and is within the General Business Zoning District shown on Assessors Map 1022 Plot 14. The lot area is 3.25 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>.

#11487217  
PL 7/18, 7/25/25

70 Barstow Dr. Braintree  
LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
DOCKET NO. 25 SM 002130  
ORDER OF NOTICE

TO: Richard M. Leccese

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

Bank of New York Mellon

Public Notices  
Trust Company, N.A. as  
Trustee for Mortgage  
Assets Management Series I  
Trust

claiming to have an interest in a Mortgage covering real property in Braintree, numbered 70 Barstow Drive, given by Richard M. Leccese and Maddalena M. Leccese to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Financial Freedom Acquisition LLC, a Subsidiary of OneWest Bank, FSB, its successors and assigns, dated October 29, 2009, and recorded in Norfolk County Registry of Deeds in Book 27187, Page 456, 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 2/1/2025 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 7/15/2025 Attest: Deborah J. Patterson, Recorder

AD# 11509925  
PL 07/25/2025

86 High Street  
LEGAL NOTICE  
Public Hearing Notice  
In accordance with the provisions of the Town of Carver Zoning by Law, the Carver Planning Board will hold a public hearing on August 12, 2025 at 7:00 PM In the Carver Town Hall, Meeting Room #1 On the application of Christine Coulstring requesting a Special Permit pursuant to Article 5-3 of the Carver Zoning By Law, located at 86 High Street in Carver, MA (Assessor's Map 29 Lot 2) in the Residential Agricultural (RA) Zoning District to construct a duplex.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Planning Department and may be reviewed during normal business hours. Carver Planning Board Mari Ellen Williams, Chair AD#11502645 PL 07/25, 08/01/2025

Submit a Legal Public Notice  
[patriotledger.com/public-notice](https://patriotledger.com/public-notice)

Public Notices  
Boat Repair  
LEGAL NOTICE  
INVITATION FOR BID  
Safe Boat 31 Hull Repair  
M.G.L. c. 30B

The Town of Hingham, Massachusetts, is accepting bids for the SAFE BOAT 31 HULL REPAIR PROJECT.

The complete IFB will be available electronically on July 28, 2025 after 11:00AM through Hingham's Procurement Portal (<https://procurement.opengov.com/portal/hingham-ma>).

In order to submit a proposal through this portal, respondents are required to register for a free account via the portal hosted by OpenGov. The proposal deadline is August 13, 2025 at 11:00 AM.

The Town Administrator and/or Select Board will act as the Awarding Authority for this IFB.

The Town reserves the right to reject any or all proposals, waive any informalities in the proposal process, and to accept the proposal deemed to be in the best interest of the Town.

AD# 11511658  
PL 07/25/2025

Council Order 2025-043  
LEGAL NOTICE  
Public Hearing Notice  
Town of Randolph, MA  
Council Order 2025-043

The Randolph Town Council will conduct a public hearing on Monday, August 11, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368 or by Zoom, on Council Order 2025-043 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph- To Amend Section 200-5, Zoning Map, For Various Parcel as Identified Pursuant to M.G.L. ch. 40A, sec. 5.

Additional information on this Council Order including text of the proposed zoning ordinance and any related maps may be viewed on the Town's website and in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

Dates of Publication: 07/25/2025 and 08/01/2025

#11502586  
PL 7/25, 8/1/25

NISSAN PATHFINDER  
LEGAL NOTICE  
To be auctioned off on 08/09/2025  
V.I.N.  
5N1AR18B48C667553  
Pursuant to MGL C.255, S.39A.  
Express Towing (781) 843-6909  
AD# 11514121  
PL 07.25, 08/01, 08/08/2025

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