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REAL ESTATE

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RENTALS

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Apartments

Quincy ma 5 room apt for rent n quincy wal to Nq t & beach. By appt6173286325 Sandra bruno



TO BOOK YOUR REAL ESTATE CLASSIFIED AD


Contact your local real estate sales representative today

PUBLIC NOTICES

Foreclosure / Sheriff Sales

13 LYONS STREET, QUINCY
LEGAL NOTICE
NOTICE OF
MORTGAGEE'S SALE OF
REAL ESTATE

Premises: 13 Lyons Street, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sean P. O'Toole to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Guaranteed Rate, Inc., and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, said mortgage dated November 2, 2011 and recorded in the Norfolk County Registry of Deeds in Book 29294, Page 575, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Incorporated to Wells Fargo Bank, N.A. by assignment dated May 10, 2013 and recorded with said Registry of Deeds in Book 31336, Page 537; said mortgage was assigned from Wells Fargo Bank, N.A. to US Bank Trust N.A., not in its individual capacity but solely as owner trustee for VRMTG Asset Trust by assignment dated October 7, 2019 and recorded with said Registry of Deeds in Book 37233, Page 390; by breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on July 29, 2025 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in said Quincy, with the buildings thereon, shown as the lot marked B2 on a "Plan of Land in Quincy, Mass., June 9, 1942", made by Ernest W. Branch, Inc., C.E., recorded with Norfolk County Registry of Deeds as Plan No. 286 of 1942, Book 2396, page 23, to which reference is made for a more particular description of said Lot B2.

For mortgagor's title 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 Mortgagor's Title see deed dated October 31, 2011 and recorded in the Norfolk County Registry of Deeds in Book 29294, Page 573.

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 U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust
Present Holder of the Mortgage (401) 217-8701

#11404287
PL 7/1, 7/8, 7/15/25

Public Notices

LEGAL NOTICE
Jafar Koupaie, M.D., a board-certified dermatologist practicing at Boston Dermatology and Cosmetic Surgery Center, located at 95 Washington Street, Suite 486, Canton, MA 02021, will be retiring from practice effective July 31, 2025. Dr. Koupaie expresses his sincere gratitude for the privilege of providing dermatologic care to the Canton community for over 40 years.

Effective July 31, 2025, all patient medical records will be transferred to Integrated Dermatology, located at 104 Quarry Street, Suite 2, Quincy, MA 02169 and the practice will permanently close. Patients wishing to continue their care may do so with one of the providers at Integrated Dermatology, including Christina Correnti, M.D., a board-certified, fellowship-trained dermatologist, David Peckham, PA-C, Kristina Anderson, NP-C, Rebeca Jinga, PA-C, and Jessica Bahros, PA-C.

To schedule an appointment or to request a copy of your medical records, please contact Integrated Dermatology at (617) 472-6764. Requests for medical records will be processed in accordance with all applicable laws. Any fees for record copies will not exceed the actual costs of reproduction and mailing.
AD#11425246
PL 07/01,07/08,07/15,07/22/2025

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket Number: 25 SM 001828 ORDER OF NOTICE
ROBERT M. O'NEILL and JENNIFER E. O'NEILL and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq.) SOUTH SHORE BANK F/K/A SOUTH SHORE SAVINGS BANK,

claiming to have an interest in a Mortgage covering real property in Weymouth, 112 Pine Street, given by Robert M. O'Neill and Jennifer E. O'Neill to South Shore Bank, dated August 19, 2004, and recorded in Norfolk County Registry of Deeds in Book 21447 at Page 56, has/have filed with this court a complaint for determination of Defendant's/Defendants' Service members 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 08/04/2025 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 6/18/2025.
Attest: Deborah J. Patterson Recorder
AD#11429047
PL 07/08/2025

AD#11429047
PL 07/08/2025



21 Sandra Lane, Weymouth
LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT DOCKET NO. 25 SM 001927 ORDER OF NOTICE

TO:
Jennifer M. Weaver;
Michael L. Weaver

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., as Trustee for Option One Mortgage Loan Trust 2007-CP1, AssetBacked Certificates, Series 2007-CP1

claiming to have an interest in a Mortgage covering real property in Weymouth, numbered 21 Sandra Lane a/k/a 21 Sandra Lane North, given by Jennifer M. Weaver and Michael L. Weaver to Option One Mortgage Corporation, dated August 30, 2006, and registered at Norfolk County Registry District of the Land Court as Document No. 1110630 and noted on Certificate of Title No. 173298, which was thereafter recorded at said Registry of Deeds in Book 42324, Page 261, as affected by a Judgment Order dated February 26, 2025, and registered as Document No. 1550450 and

Public Notices

noted on Certificate of Title No. 173298 and recorded at said Registry of Deeds in Book 42324, Page 242, 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 8/11/2025 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 6/26/2025.
Attest: Deborah J. Patterson, Recorder
AD#11465942
PL 07/08/2025

64 Shaw Road, Rockland
LEGAL NOTICE TOWN OF ROCKLAND Zoning Board of Appeals

The Zoning Board of Appeals will be meeting remotely until further notice – the video/ audio-conferencing application Zoom will be used for this purpose. Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, July 22, 2025, at 7:30 p.m. on the application submitted by Jeff and Renee Armstrong, 64 Shaw Road, Rockland, MA for a Special Permit pursuant to Zoning Bylaws §415-22 B, Building and lot regulations and Zoning Bylaws §415-24 B, Non-conforming Uses, Alteration- Preexisting nonconforming structures or uses may be extended or altered provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that the extension or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure or use and §415-89, Special Permits. The Applicant seeks to erect a 28ft by 30ft attached garage in a portion of the rear yard setback but not closer to the rear lot line than the pre-existing non-conforming home. The property is located in the R-2 Residence Zoning District, §415-9 of the Zoning Bylaw, and is identified as Lot 63, Map 20, on the Rockland Assessor's Maps. The owners of the property are Jeff and Renee Armstrong, 64 Shaw Road, Rockland, Massachusetts 02370.

Remote meeting to be held via Zoom, Meeting ID: 868 8286 8427- Passcode: 869506. The applicant and all interested parties are advised to check the Zoning Board's webpage for additional information.

Further details and plans for this project are on file in the Town Clerk and Zoning Board offices and may be viewed on the Town's website: <https://www.rockland-ma.gov>.

Greg Tansey
Chair
Rockland Zoning Board of Appeals

AD#11466820
PL 07/08 & 07/15/2025

AGNEW 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. NO25P1675EA
INFORMAL PROBATE PUBLICATION NOTICE

Estate of: John E. Agnew
Date of Death: April 5, 2025

To all persons interested in the above-captioned estate, by Petition of Petitioner Mary P. Freitas of Kingston MA a Will has been admitted to informal probate.

Mary P. Freitas of Kingston 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.

Public Notices

Ad# 11456368
PL 07/08/2025

Council Order 2025-044
LEGAL NOTICE PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2025-044

The Randolph Town Council will conduct a public hearing on Monday, July 14, 2025, 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 Council Order 2025-044 to amend Town of Randolph General Ordinance, Chapter 83, Building Construction, to Adopt the Stretch Energy Code.

Additional information on this Council Order, including the proposed text of the Amendment to the General Ordinance, may be found through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting and to the public hearing may be found on the Town of Randolph website calendar on the day of the meeting.

AD#11443441
PL 07/08/2025

PACELLA MATTER LEGAL NOTICE
SUMMONS BY PUBLICATION, CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, DOCKET NUMBER 25CP0005PY, Trial Court of Massachusetts, Juvenile Court Department, COMMONWEALTH OF MASSACHUSETTS, Barnstable County Juvenile Court, 52 Obery Street, Plymouth, MA 02360. (508) 747-8470. TO: Any Unknown/Unnamed Father of Alexander Pacella: A petition has been presented to this court by DCF Plymouth, seeking, as to the following child: Alexander Pacella, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 09/16/2025 at 09:00 AM Hearing on Merits (CR/CV) You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you. If you fail to appear, the court may proceed on that date and any date thereafter to a trial on the merits and adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at (508) 747-8470. WITNESS: Hon. Linda G Sable, FIRST JUSTICE, DATE ISSUED: 06/17/2025, Robert Palumbo, Clerk Magistrate

AD#11442152
PL 7/3, 7/7, 7/14/2025

Jaime Deforge, II v Daniel Jaehnig

LEGAL NOTICE THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT

Grafton Superior Court
3785 Dartmouth College Highway
North Haverhill NH 03774

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

CITATION FOR PUBLICATION
Superior Court Rule 4(d)

Case Name: Jaime Deforge, II v Daniel Jaehnig
Case Number: 215-2025-CV-00066

The above entitled action is

Public Notices

now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Daniel Jaehnig.

The Court ORDERS:

Jaime Deforge II shall give notice to Daniel Jaehnig of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Patriot Ledger, a newspaper of general circulation. The last publication shall be on or before July 31, 2025

Also, ON OR BEFORE

30 days after the last publication
Daniel Jaehnig shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

August 21, 2025
Jaime Deforge II shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

Notice to Daniel Jaehnig: If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: www.courts.state.nh.us, select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select "I am filing into an existing case". Enter the case number above and click Next. Follow the instructions to complete your filing.

Once you have responded to the Complaint, you can access documents electronically filed through our Case Access Portal by going to <https://odpna.nhescourt.us/portal> and following the instructions in the User Guide. In that process you will register, validate your email, request access and approval to view your case. After your information is validated by the court, you will be able to view case information and documents filed in your case.

If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.

Send copies to:

Jaime Deforge, II 281 French Road 03598 Dalton NH 03598
Daniel Jaehnig 2 City View Lane Apt 808 Quincy MA 02169

BY ORDER OF THE COURT

Viktoriya A. Kovalenko
Clerk of Court

June 16, 2025

(1082)

#11429485
Patriot Ledger 7/1, 7/8, 7/15/25

Jobcase

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