

Atrius Health, Inc.

Determination of Need

DoN Application # 24061110-AS

Application for Determination of Need

Ambulatory Surgery Center

August 15, 2024

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6. Articles of Organization

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2022/0525/002216453/0001/202228020370_1.pdf

7. HPC ACO Certification



DEBORAH DEVAUX
CHAIR

The Commonwealth of Massachusetts

HEALTH POLICY COMMISSION

50 MILK STREET, 8TH FLOOR
BOSTON, MASSACHUSETTS 02109
(617) 979-1400

DAVID M. SELTZ
EXECUTIVE DIRECTOR

December 27, 2023

Margaret Senese
Atrius Health, Inc.
275 Grove Street, Suite 2-300
Newton, MA 02466

RE: ACO LEAP Re-Certification

Dear Ms. Senese:

Congratulations! The Health Policy Commission (HPC) is pleased to inform you that Atrius Health, Inc. meets the requirements for ACO Certification under our Learning, Equity, and Patient-Centeredness (LEAP) standards. This certification is effective from January 1, 2024, through December 31, 2025.

The ACO Certification program, in alignment with other state agencies including MassHealth, is designed to accelerate care delivery transformation in Massachusetts and promote a high quality, efficient health system. ACOs participating in the program have met a set of objective criteria focused on core ACO capabilities demonstrating dedication to patient-centered care, use of evidence-based and data-driven strategies to improve care delivery, and commitment to addressing long-standing health inequities. Atrius Health, Inc. meets those criteria.

The HPC will promote Atrius Health, Inc. as a Certified ACO on our website and in our marketing and public materials. Enclosed you will find an ACO Certification logo for your organization to use in accordance with the attached Terms of Use. We hope you will use the logo on promotional materials when you highlight your ACO Certification to your patients, payers, and others.

The HPC looks forward to your continued engagement in the ACO Certification program over the next two years.

Thank you for your dedication to providing accountable, coordinated health care to your patients, and to continued learning and improvement over time. If you have any questions about this letter or the ACO Certification program, please do not hesitate to contact Mike Stanek, Associate Director, at HPC-Certification@mass.gov or (617) 757-1649.

Best wishes,

A handwritten signature in blue ink that reads "David Seltz".

David Seltz
Executive Director

9. Notice of Intent

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LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated April 28, 2023 given by East Fifth Street Properties, LLC (the "RF-BOSTON FIVE LLC"), said Mortgage recorded with the Suffolk County Registry of Deeds in Book 68933, Page 203, and 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 at 11:00 a.m., on the 15th day of June, 2024 at 558 East Fifth Street, Boston, Massachusetts, all and singular the premises described in said mortgage. To wit: Property Address: 558 East Fifth Street, Boston, MA 02127 A certain parcel of land with the buildings thereon numbered 558 East Fifth Street, in that part of said Boston called South Boston, bounded and described as follows: Beginning at a point on the northerly side of East Fifth Street, distant two hundred and ten (210) feet westerly from K Street and at the southeasterly corner of land now or formerly of William H. Wall, thence running Easterly on said East Fifth Street, forty (40) feet to land now or formerly of Richmond; thence running Northerly by said land of Richmond, one hundred twenty-five (125) feet; thence running Westerly by land now or formerly of Cunningham and land now or formerly of Crawford, sixty-one (61) feet, to and now or formerly of Murray; thence running Southerly by said land of Murray, thirty (30) feet; thence running Easterly Twenty-one (21) feet; thence Southerly by and now or formerly of William H. Wall, ninety-five (95) feet to said East Fifth Street and the point of beginning. Containing 5630 square feet of land. Said premises are shown on a plan made by William Kelly, dated April 2, 1900, recorded with Suffolk Deeds, Book 2676, page 353. Said premises are conveyed subject to the rights of way in the passageway shown on said plan mentioned in the deed from William H. Wall to Della Moriarty, dated April 12, 1900, recorded with said Deeds, Book 2676, page 354. For Grantor's title see deed recorded herewith [Book 68933, Page 199]. Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, assessments, covenants, liens or claims in the nature of liens, improvements, public assessments, and any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, assessments, improvements, liens or encumbrances is made in the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements. Terms of sale: A deposit of Fifteen Thousand and 00/100 Dollars (\$15,000.00) 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 to Baker, Braverman & Barabaro, P.C., 1200 Crown Colony Drive, Suite 610, Quincy, MA 02169 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. RF-BOSTON FIVE LLC, Grant holder of said mortgage By its Attorneys, Baker, Braverman & Barabaro, P.C., 1200 Crown Colony Drive, Suite 610 Quincy, MA 02169 #NY0114816 May 17 24 31		

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LEGAL NOTICES	LEGAL NOTICES
NOTICE OF A PUBLIC HEARING Removal of Public Shade Trees City of Waltham, Consolidated Public Works Pursuant to Massachusetts General Laws Chapter 87, Sections 3 and 4, a public hearing will be held on Friday, June 7th, 2024 at 10:00 am at 167 Lexington St., Waltham, MA., to consider the removal of the following public trees(s): 27 Taylor St 14" Norway maple Trunk decay 82 Taylor St 12" Norway maple Trunk Decay 16 Riley St 20" Norway maple Trunk decay 64 Emerald Ave 17" Norway maple Trunk decay, splitting roots 112 Longfellow Rd 29" Sugar maple Trunk decay 163 Longfellow Rd 10" Norway maple Trunk decay 163 Longfellow Rd 14" Norway maple Trunk decay 275 Warren St 29" Norway maple Trunk and branch decay 118 Hardy Pond Rd 36" Oak Trunk decay The tree(s) identified above have been posted for public inspection. Any objections to their removal must be submitted in writing to the City Tree Warden, prior to or during the hearing. Anonymous letter will not be considered. The mailing address for the City Tree Warden is: CPW Department, Forestry Division, City of Waltham, 107 Lexington Street, Waltham, MA 02452-4638; phone: 781-214-3863 email: sthompson@city.waltham.ma.us #NY0115351 May 24 31	
LEGAL NOTICES NOTICE OF TIER CLASSIFICATION GARRISON TROTTER AND HOUSING DEVELOPMENT PROJECT ROXBURY, MASSACHUSETTS RELEASE TRACKING NUMBER (RTN) 3-58109 A message of all and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21B, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. To evaluate the release, a Phase I Initial Site Investigation was performed pursuant to 310 CMR 40.0480. The site has been classified as Tier II pursuant to 310 CMR 40.0500. On May 22, 2024, the City of Boston filed a Tier II Classification. Submittal with the Massachusetts Department of Environmental Protection on this disposal site, please contact Mr. George Nolasco, Weston & Sampson, 55 Walker's Brook Drive, Suite 100, Reading, MA 01867, 978-532-1900. The Tier Classification Submittal and the disposal site file can be viewed at MassDEP website using Release Tracking Number (RTN) 3-28109 at: https://eaonline.state.ma.us/portal/search/wastage or at MassDEP Northeast Regional Office, 150 Presidential Way, Woburn, Massachusetts 01801, 978-694-3200. Additional public involvement opportunities are available under 310 CMR 40.1403(9) and 310 CMR 40.1404. #NY011628# May 31	
617-423-4545 to place your classified ad.	
LEGAL NOTICES Public Announcement Concerning a Proposed Health Care Project Atrius Health, Inc. ("Applicant"), an HPG Certified ACO, with a principal place of business at 275 Grove St., Suite 2-300, Auburndale, MA 02466, intends to file a Notice of Determination of Need ("DON") with the Massachusetts Department of Public Health for a freestanding ambulatory surgery center to be licensed to Atrius Health Ambulatory Surgical Center, LLC, a to be formed affiliate of the Applicant for this project, and located at 155 Second Avenue, Waltham, Massachusetts 02451, (the "Proposed Project"). The Total Value of the Proposed Project is \$20,777,721. The Applicant does not anticipate any adverse price or service impacts on the Applicant's existing patient panel as a result of this Proposed Project. Any tax payers of Massachusetts may register in connection with the intended Application by no later than July 17, 2024 or 30 days from the filing date, whichever is later, by contacting the Department of Public Health Determination of Need Program, at aph.don@state.ma.us or 67 Forest Street, Marlborough, MA 01752.	

LEGAL NOTICES	LEGAL NOTICES
NOTICE OF PUBLIC HEARING The Boston Redevelopment Authority d/b/a Agency Planning & Development, Agency (BPA), pursuant to Section 80C-5 and 80C-5 of the Boston Zoning Code ("Code"), hereby gives notice that it will hold a virtual Public Hearing on Thursday, June 13, 2024, at 3:30 p.m., televised on Boston City TV (Affinity Channel 28, RCN Channel 13, and Verizon Fios Channel 962) and live streamed on boston.gov , to consider the proposed First Amendment to the Development Plan for Planned Development Area No. 136, the Fenway Corners Project (West) in the Fenway by WS-Fenway-Twins Realty Ventures LLC and to consider the Fenway Corners Project (West), as described in the Notice of Project Change, filed by WS-Fenway-Twins Realty Ventures LLC on December 27, 2023, as a Development Impact Project. Members of the public may participate in this Public Hearing by registering at: https://bit.ly/JuneBPOBoardMeeting . The Proposed Project may be viewed at the following link: https://www.bostonplans.org/projects/development-projects/fenway-corners-west . Teresa Pomeroy, Executive Director/Secretary, Boston Redevelopment Authority. #NY0116358 5/31/24	
LEGAL NOTICES Per the MA Wetlands Protection Act and City Floodplain Ordinance, the Newton Conservation Commission will hold a remote public hearing on Thursday, June 13, at 7:00 pm for a Notice of Intent filed by Toll Brothers, Inc. for a multi-family residential development at 529, 516, 502-504, and null Rowland St. (Lots 2-24) (Lacey Place) and 0 Hagen Rd. Plans and agenda can be found on the Newton Conservation Commission's website, Meeting Info & Documents tab. The Zoom link is at the top of the agenda. #NY0116298 May 31	
LEGAL NOTICES Per the MA Wetlands Protection Act, the Newton Conservation Commission will hold a remote public hearing on Thursday, June 13, at 7:00 pm for a request to amend an Order of Conditions for the single-family residential development at 40 Alderline Rd. in Middlesex. Plans and agenda can be found on the Newton Conservation Commission's website, Meeting Info & Documents tab. The Zoom link is at the top of the agenda. #NY0116297 May 31	
LEGAL NOTICES Per the MA Wetlands Protection Act, the Newton Conservation Commission will hold a remote public hearing on Thursday, June 13, at 7:00 pm for a request to amend an Order of Conditions for the single-family residential development at 71 Hartwich Rd., to address unapproved hardships, Plans and agenda can be found on the Newton Conservation Commission's website, Meeting Info & Documents tab. The Zoom link is at the top of the agenda. #NY0116302 May 31	

PROBATE CITATIONS	PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court Probate and Family Court Order of Court No. M24P296/1A Middlesex Probate and Family Court 10-1 Court House, Woburn, MA 01801 781/862-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION Estate of: Enira A. Plantedosi-Divico Also known as: Enira Plantedosi-Divico Date of Death: 03/16/2024 All interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Sandra M. Zimmerman of N. Chelmsford MA , as 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 to this proceeding 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 of assets and expenses of administration 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. Terri L. Klug Caffazzo, First Justice of this Court. Tara E. DeCristofaro, Register of Probate. May 31 #NY0116261	
PROBATE CITATIONS Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M24P296/1A Middlesex Probate and Family Court 10-1 Court House, Woburn, MA 01801 (781)862-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION Estate of: Bethina Begun Date of Death: June 11, 2013 All interested persons: A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by H. Keith Begun of Shirley, 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 H. Keith Begun of Shirley, 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 June 25, 2024. This is NOT a hearing date but a deadline by which you must file a written appearance and objection. 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 of assets and expenses of administration 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. Terri L. Klug Caffazzo, First Justice of this Court, Date: May 29, 2024, Tara E. DeCristofaro, Register of Probate May 31, 2024 #NY0116168	

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 13 Everett Avenue, Somerville, MA 02145
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Founa Cherilus a/k/a Founa Syney and Jackson Cherilus a/k/a Jackson Syney to RBS Citizens, N.A., and now held by Citizens Bank, N.A. t/k/a RBS Citizens, N.A., said mortgage dated August 6, 2010 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 59359, Page 51, as affected by a Subordination Agreement dated April 9, 2017 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 59355, Page 299, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on July 8, 2024 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND WITH THE BUILDINGS THEREON SITUATED ON EVERETT AVENUE IN SAID SOMERVILLE BOUNDED AND DESCRIBED AS FOLLOWS:
CERTAIN PARTS OF THE LAND BEING A PART OF LOT 24 SHOWN ON PLAN OF HOUSE LOTS BELONGING TO GEORGE S RINEY AND JOHN DOIANO, JR DATED JULY 18, 1897 AND RECORDED IN MIDDLESEX SOUTH DISTRICT DEEDS, 180 UNDEVELOPED;
SOUTHERLY ON EVERETT AVENUE, THIRTY-THREE (33) FEET, WESTERLY ON LAND NOW OR FORMERLY OF EDNA M & GEORGE R STURTEVANT AND ETHER S MINOLEY, ONE HUNDRED (100) FEET, NORTHERLY ON LOT 33, THIRTY-THREE (33) FEET AND EASTERLY ON A LINE ONE FOOT FROM THE PARALLEL WITH THE LINE OF LOT 25 BETWEEN SAID LOTS 24 AND 25 ON SAID PLAN, ONE HUNDRED (100) FEET;
FOR TITLE SEE DEED DATED JUNE 21, 1995 AND RECORDED WITH SAID DEEDS IN BOOK 25425, PAGE 264.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.
ASSESSORS' PARCEL NUMBER: MAP 90; BLK. H; LOT 27
SOURCE OF TITLE BOOK 30623 PAGE 418.

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 August 25, 1999 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 30623, Page 418.

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.

Said mortgage is subject to a certain mortgage given by Jackson Cherilus aka Jackson Syney and Founa Cherilus aka Founa Syney to Bank of America, N.A., dated June 18, 2012 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 59355, Page 276.

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.

Brook & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Citizens Bank, N.A. t/k/a RBS Citizens, N.A.
Present Holder of the Mortgage
(401) 217-8701
#NV0116216 5/31, 6/7 & 8/14/24

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PHANTOM: By Lee Falk



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5	9	6	3	4	2	1	7	8
2	7	9	4	8	3	5	1	6
6	4	3	5	2	1	7	8	9
8	5	1	7	9	6	3	2	4

LEGAL NOTICES

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated August 18, 2022 given by Mack Development LLC, to RFB F4 NB, LLC, said Mortgage, recorded with the Suffolk County Registry of Deeds in Book 68103, Page 17, as affected by an Assignment of Mortgage, Security Agreement and Assignment of Leases and Rents to RFB F4 NB, LLC and recorded with the Suffolk County Registry of Deeds in Book 68607, Page 102 and 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 at **12:00 p.m. on the 13th day of June, 2024** at 32 N. Munroe Terrace, Boston, Massachusetts, all and singular the premises described in said mortgage.

To wit:
Property Address: **32 N. Munroe Terrace, Boston, MA 02122**

the land with the buildings thereon situated in that part of Boston called Dorchester, Suffolk County, Massachusetts, being now known and numbered 32 North Munroe Terrace, and being Lot 27, as shown on "Plan of lots belonging to David Parker Estate, Dorchester, Mass., April 15, 1909, C.H. Garbutt, C.E." and recorded with Suffolk Deeds, Book 3277, Page 482, and bounded and described as follows:

NORTHERLY by North Munroe Terrace, forty-two (42) feet;
EASTERLY by Lot 28 as shown on said plan, eighty-five and 1/10 (85.11) feet;
SOUTHERLY by Lot 19 and part of Lot 19, as shown on said plan, forty-two (42) feet; and
WESTERLY by Lot 26 as shown on said plan, eighty-five and 13/100 (85.13) feet.

Containing 3,575 square feet of land.

The street address of said premises is 32 North Munroe Terrace, Dorchester, Massachusetts 02122.

This conveyance is subject to and with the benefit of easements, agreements, restrictions and encumbrances of record, to the extent in force and applicable.

For Grantor's title see Deed recorded herewith [Book 68103, Page 11].

Promises 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, and all and singular the premises, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, 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. The successful bidder will pay all costs of recording the foreclosure deed and any other forms or documents, including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of Fifteen Thousand and 00/100 Dollars (\$15,000.00) by certified or bank check will be required to be paid by the purchaser on or before the date of sale. The balance is to be paid by certified or bank check to Baler, Braverman & Barbadoro, P.C., 1200 Crown Colony Drive, Suite 610, Quincy, MA 02169 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.

RFB F4 NB, LLC Present holder of said mortgage
By its Attorney,
Baker, Braverman & Barbadoro, P.C.
1200 Crown Colony Drive, Suite 610
Quincy, MA 02169

May 17 24 31

#NY0114614

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Herald

LEGAL NOTICES

Per the MA Wetlands Protection Act and City Floodplain Ordinance, the Newton Conservation Commission will hold a remote public hearing on Thursday, June 13, at 7:00 pm for a Notice of Intent filed by Fawcett on the Charles LLC ("Scott Teller") for completion of 5-lot subdivision and road at 3, 5, 7, 9, and 11 Fawcett Circle. Plans and agenda can be found on the Newton Conservation Commission's website. Meeting Info & Documents link. The Zoom link is at the top of the agenda.

#NY0116295

May 31

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PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
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Docket No. M24P0387EA
Middlesex Probate and Family Court
10-10 Commerce Way,
Woburn, MA 01801
(781)865-4000

CITATION IN PETITION FOR FORMAL ADJUDICATION

Estate of: **Terri Marie Hardy**
Date of Death: **04/11/2024**
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by John M. Higgins of Belmont 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:
Tracy A. Craig of Worcester 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 05/26/2024. 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. Terri L. Klug Caffezzo, First Justice of this Court

Tara E. DeCristofaro, Register of Probate
May 31

#NY0116243

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PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Docket No. M24P0387EA
Middlesex Probate and Family Court
10-10 Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION IN PETITION FOR FORMAL ADJUDICATION

Estate of Oscar Neil Also known as: Oscar Paul Noll

Date of Death: 08/22/2000 To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Ursula Kogel of Lexington 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 Ursula Kogel of Lexington MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in Unsupervised Administration

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 7/15/24. 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. Terri L. Klug Caffezzo, First Justice of this Court. Date: May 20, 2024, Tara E. DeCristofaro, Register of Probate
5/31/24
#NY0116078

PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Docket No. M24P0387EA
Middlesex Probate and Family Court
10-10 Commerce Way, Woburn, MA 01801 (781)865-4000

CITATION IN PETITION FOR FORMAL ADJUDICATION

Estate of: **Daniel J. Higgins**
Date of Death: **02/21/2024**
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by John M. Higgins of Belmont 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: **John M. Higgins of Belmont 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 05/26/2024. 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. Patricia Gorman, First Justice of this Court

WITNESS, Hon. Terri L. Klug Caffezzo, Register of Probate
5/31/24

#NY0116150

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LAND COURT NOTICE

LAND COURT NOTICE

(SEAL) COMMONWEALTH OF MASSACHUSETTS

LAND COURT DEPARTMENT OF THE TRIAL COURT

ORDER OF NOTICE
Docket No. 24 SM 000884

TO: **Jeffrey R. Ryan**
Cathleen Tracy Ryan

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 5010 (et seq.)
NewRez LLC d/b/a Shellopoint Mortgage Servicing, Inc., a separate corporation that is acting solely as nominee for CWM Mortgage, Inc., its successors and assigns, dated January 13, 2011, and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 56300, Page 419, as may be further affected by Loan Modification Agreement dated October 1, 2021 and recorded with said Registry in Book 18666, Page 377, 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 basis, then you or your attorney must file a written appearance and answer in this court at Three Remington Square, Boston, MA 02108 on or before 06/24/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness, Gordon W. Piper, Chief Justice of this Court on 5/9/2024
Attest:
Deborah T. Patterson
Recorder
#NY0115552
5/31/24

PROBATE CITATIONS

Citation on Petition for Allowance of Account

Docket No. M22P3387EA
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-10 Commerce Way,
Woburn, MA 01801
(781) 865-4000

In the matter of: Anita Fedora MacKay

Also known as: Anita F. MacKay, Anita T. MacKay, Anita F. Flynn

Date of Death: 03/31/2022

To all interested persons:

A petition has been filed by: Elaine M. O'Reilly of Woburn, MA, requesting allowance of the late's final account(s) as Personal Representative and any other relief as requested in the Petition.

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 the Court before 10:00 a.m. on 06/20/2024.

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 date, action may be taken without further notice to you.

WITNESS, Hon. Terri L. Klug Caffezzo, First Justice of this Court

Tara E. DeCristofaro, Register of Probate
05/31/2024

#NY0116003

PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Docket No. M23P0335EA
Middlesex Probate and Family Court
10-10 Commerce Way, Woburn, MA 01801 (781)865-4000

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: **Michael G. Lodel** Also known as: Michael G. Lodel Date of Death: November 6, 2023 To all persons interested in the above captioned estate, by Petition of Petitioner Paul J. Lodel of Rockport, MA, Paul J. Lodel of Rockport, 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.

05/31/2024

#W0116323

PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Docket No. M24P0401EA
Middlesex Probate and Family Court
10-10 Commerce Way, Woburn, MA 01801 (781)865-4000

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: **Remo G. Sodano**
Also known as: Remo Sodano
Date of Death: **January 21, 2024**
To all persons interested in the above captioned estate, by Petition of Petitioner Lawrence Sodano of Needham, MA a Will has been admitted to informal probate. 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.

05/31/2024

#W0116294

PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Docket No. M24P0401EA
Middlesex Probate and Family Court
10-10 Commerce Way, Woburn, MA 01801 (781)865-4000

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: **Remo G. Sodano**
Also known as: Remo Sodano
Date of Death: **January 21, 2024**
To all persons interested in the above captioned estate, by Petition of Petitioner Lawrence Sodano of Needham, MA a Will has been admitted to informal probate. 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.

05/31/2024

#W0116294

PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Docket No. M24P0401EA
Middlesex Probate and Family Court
10-10 Commerce Way, Woburn, MA 01801 (781)865-4000

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: **Remo G. Sodano**
Also known as: Remo Sodano
Date of Death: **January 21, 2024**
To all persons interested in the above captioned estate, by Petition of Petitioner Lawrence Sodano of Needham, MA a Will has been admitted to informal probate. 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.

05/31/2024

#W0116294

MORTGAGE FORECLOSURE

19 High Street, Lynn, MA
MORTGAGEE'S SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marie A. Guerrero to Washington Mutual Bank, FA dated July 15, 2004 and recorded with the Essex County (Southern District) Registry of Deeds, in Book 23148, Page 360, as assigned by Assignment dated January 3, 2011, recorded in Essex County (Southern District) Registry of Deeds, Book 33073, Page 365, Assignment dated April 13, 2015, recorded in Essex County (Southern District) Registry of Deeds, Book 34248, Page 45, Assignment dated April 17, 2015, recorded in Essex County (Southern District) Registry of Deeds, Book 34248, Page 47, Corrective Assignment dated November 8, 2018, recorded in Essex County (Southern District) Registry of Deeds, Book 37129, Page 129, Assignment dated November 19, 2018, recorded in Essex County (Southern District) Registry of Deeds, Book 37129, Page 13, Corrective of Corrective Assignment dated October 15, 2020, recorded in Essex County (Southern District) Registry of Deeds, Book 39095, Page 359, Corrective of Corrective of Corrective Assignment dated January 29, 2021, recorded in Essex County (Southern District) Registry of Deeds, Book 39096, Page 551, and Assignment dated September 3, 2021, recorded in Essex County (Southern District) Registry of Deeds, Book 40351, Page 447 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 at 11:00 AM on June 7, 2024, on the premises known as 19 High Street, Lynn, Massachusetts, the premises described in said mortgage, together with all the rights, assessments, and appurtenances thereto, to wit:
A parcel of land with the buildings thereon situated in said Lynn, known as #19 High Street, bounded and described as follows:
Southerly by High Street, 45.12 feet;
Westerly by land now or formerly of Downing, et als, 129.50 feet;
Northerly by land now or formerly of Hammond, et als, 36 feet; and
Easterly by land now or formerly of Francis W. Brent, 349.81 feet.
Together with and subject to the Rights of Way described in Deed of Bowman & Brent to Francis W. Brent, dated June 1, 1871, and recorded with Essex South District Registry of Deeds in Book 626, Page 148.
For title reference see Deed dated March 7, 2003 and recorded with the Essex South District Registry of Deeds in Book 20307, Page 186, Terms of Sale. These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal, state, local, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and, to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record.
Purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guetta and Benson, LLC, at 73 Princeton Street, Suite 206, North Chelmsford, Massachusetts.
In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default or the previous highest bidder.
Other terms, if any are to be announced at the sale.
Dated: May 13, 2024
Present holder of said mortgage, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust
By: Attorney, Guetta and Benson, LLC, Peter V. Guetta, Esquire, P.O. Box 519, Chelmsford, MA 01824
5/17/2024, 5/24/2024, 5/31/2024
#NY0114682

MORTGAGE FORECLOSURE

MORTGAGEE'S SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage given by 52 Salem Street, LLC to Cardinal Capital Group, Inc., dated July 29, 2022 and recorded at Suffolk County Registry of Deeds on August 1, 2022, in Book No. 68027, at Page 244, of which mortgage the undersigned is the present holder, by virtue of an Assignment of Mortgage to CCG Fund II, LLC recorded at Suffolk County Registry of Deeds on August 8, 2022, in Book 68027, at Page 244 and by virtue of an Assignment of Mortgage to Churchill Funding I LLC recorded at Suffolk County Registry of Deeds on September 12, 2023 in Book 69425, Page 99, 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 June 25, 2024, on the parcel premises being known as 52-54 Salem Street, Boston, MA, being all and singular the premises described in said mortgage to wit:
A certain parcel of land with the buildings thereon, situated and numbered 52, 54 and 56 Salem Street, Boston, Suffolk County, Massachusetts and more particularly described as follows:
SOUTHEASTERLY, by Salem Street, thirty-two (32) feet, lan and one half (1 1/2) inches;
SOUTHWESTERLY, by land formerly of Nathan Neal, and subsequently of B. Lomborg, on two (2) lines, thirty-two (32) feet and thirty (30) inches;
WESTERLY, by land formerly of Barnes, Seven (7) feet and two (2) inches;
NORTHERLY, by land formerly of Lawrence, on two (2) lines, five (5) feet, six (6) inches and thirty-six (36) feet, four and one-half (4 1/2) inches;
NORTHWESTERLY, partly by the same and partly by Morton Street, six (6) feet, eight (8) inches;
NORTHEASTERLY, by said Morton Street, twenty-seven (27) feet, seven (7) inches;
Containing as per plan of A. Wadsworth dated December 15, 1845 recorded with Suffolk Deeds in Book 557, Page 189, one thousand six hundred and ten (1610) square feet.
See Deed recorded in Book 65725, Page 89.
Being the same premises conveyed to the mortgagee by deed of Daniel O'Brien, Trustee of Line D Realty Trust, recorded at Suffolk County Registry of Deeds on June 22, 2021 in Book 65725, Book 89. The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, debts of tenants and parties in possession, if any.
TERMS OF SALE:
A deposit of \$25,000.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to the mortgagee's attorney within thirty (30) days thereafter at the offices of BASH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.
The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.
The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.
OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE:
Dated: May 28, 2024
Consent of Churchill Funding I LLC
Present holder of said Mortgage
By: Attorney, Churchill Funding I, P.C., Neil Cohen, Esquire, Attorney for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, (617) 332-4700
May 31, June 7 & 14, 2024
#NY0116398

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MORTGAGE FORECLOSURE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 118 Evans Street, Dorchester Center (Boston), MA 02124
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mae Bell Henry to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Finance of America Reverse LLC, and now held by Finance of America Reverse LLC, said mortgage dated December 21, 2017 and recorded in the Suffolk County Registry of Deeds in Book 58993, Page 259, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Finance of America Reverse LLC to Finance of America Reverse LLC by assignment dated August 31, 2023 and recorded with said Registry of Deeds in Book 69403, Page 199, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on July 12, 2024 at 02:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:
Closing Date: December 21, 2017
Borrower(s): Mae Bell Henry
Property Address: 118 Evans Street, Dorchester Center, MA 02124
A certain parcel of land with the buildings thereon, situated in that part of Boston called Dorchester, Suffolk County, Massachusetts, being shown on a plan entitled, "Plan of Land in the City of Boston (Dorchester) Suffolk County," dated July 19, 1895, by Crucial & Valentine, Reg. Land Surveyors, recorded with Suffolk County Registry of Deeds, at the end of book 7946, and bounded and described as follows:
Northwesterly by Evans Street as shown on said plan, 63 feet;
Northeasterly by the dividing line of the premises herein described and the adjoining parcels, as shown on said plan, 109 feet;
Southeasterly by land now or formerly of Jeremiah Ann Hickey, as shown on said plan, 35 feet; and
Southwesterly by land now or formerly of L.D. Mincher, as shown said plan, 101 feet.
Subject to restrictions and easements of record, if any, insofar as no in force and applicable.
Said premises are now known as number 118 Evans Street.
Being the same lands and premises conveyed to Mae Bell Henry by deed dated April 3, 1975 and recorded in the Suffolk County Registry of Deeds on April 4, 1975 at 10:42 am in Book 8778, Page 124.
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 April 3, 1975 and recorded in the Suffolk County Registry of Deeds in Book 8778, Page 124.
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 and 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.
Book & Scott, PLLC
23 Messenger Street
2nd Floor
Roslindale, MA 02126
Attorney for Finance of America Reverse LLC
Present holder of the Mortgage
(401) 217-8701
May 31, June 7, June 14, 2024
#NY0115192

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LAND COURT NOTICE	LAND COURT NOTICE
(SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket No. 24 SM 001832 ORDER OF NOTICE TO: Gregory P. Erickson Paullette M. Erickson and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 501.3 (et seq.) NewRez LLC d/b/a Shellpoint Mortgage Servicing claiming to have an interest in a Mortgage covering real property in Wilmington, numbered 1 West Street, given by Gregory P. Erickson and Paullette M. Erickson to NewRez, Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as nominee for NewRez, LLC, "Lender" and its successors and assigns, dated July 13, 2021, and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 36017, Page 212, and now held by Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendants/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 Rembrandt Square, Boston, MA 02108 on or before 6/24/2024 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 5/8/2024. Attest: Deborah T. Patterson Recorder #NY0115550 05/31/2024	

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EDUCATION

MCAS opponents on a roll

By Grace Zokovitch
gzokovitch@bostonherald.com

Advocates have gathered 25,000 signatures, twice the number needed, to advance a ballot question overturning the MCAS graduation requirement to the November ballot, the Massachusetts Teachers Association announced.

The MCAS ballot question proponents were tasked with collecting 12,429 new signatures from registered voters and submit them to local election officials by June 18 after the question was passed over for legislative approval in early May. If the signatures are authorized, the question will

appear on the Nov. 5 general election ballot.

The ballot question, backed by the MTA along with other education advocates, would get rid of the requirement for students to pass the MCAS standardized test in order to graduate. Student would instead be judged on school performance and the completion of coursework.

The MCAS test would still be administered as a "diagnostic tool," advocates have emphasized, but would no longer bar students from graduating high school.

"People couldn't sign the petition fast enough," Susan Greco, an instructional assistant at Doherty

Middle School, said in the MTA release. Greco cited many signatories' "emotional" reaction to their memories of the MCAS and student's stress over the test.

"I knew there were many parents who, like me, believed that the MCAS graduation requirement is not a valid measure of our students and presents an unfair hurdle to hardworking students, like my son, who do not perform well on standardized tests," said Shelley Scruggs, a Lexington founding organizer of initiative.

Advocates also far surpassed the initial number of signatures needed to advance the ballot initiative last November with 135,000 signatures, the highest of any ballot question put forward this election cycle. Proponents have expressed confidence in the "robust support" for the initiative throughout the process.

Opponents have criticized the lack of an alternative proposal to replace the test as a uniform standard for schools to assess students' proficiency and argued nixing the graduation requirement would lower the quality of the state's education system.

"Massachusetts is one of the few states left using a standardized test as a graduation requirement," MTA President Max Page argued in the release. ... "Keeping our high standards and eliminating the high stakes attached to one test will be a tremendous benefit to every student as our schools will be able to focus on all of the creative ways our educators can use to teach students."

The ballot question is one of ten seeking signatures to advance to the November ballot, including measures raising the minimum wage for tipped workers, decriminalizing some psychedelic substances and allowing Lyft and Uber drivers to unionize.

PUBLIC ANNOUNCEMENT CONCERNING
A PROPOSED HEALTH CARE PROJECT

Atrius Health, Inc. ("Applicant"), an HPC Certified ACO, with a principal place of business at 275 Grove St., Suite 2-300, Auburndale, MA 02466, intends to file a Notice of Determination of Need ("DoN") with the Massachusetts Department of Public Health for a freestanding ambulatory surgery center to be licensed to Atrius Health Ambulatory Surgical Center, LLC, a to be formed affiliate of the Applicant for this project and located at 153 Second Avenue, Waltham, Massachusetts 02451 (the "Proposed Project"). The Total Value of the Proposed Project is \$20,777,721. The Applicant does not anticipate any adverse price or service impacts on the Applicant's existing patient panel as a result of this Proposed Project. Any ten taxpayers of Massachusetts may register in connection with the intended Application by no later than July 17, 2024 or 30 days from the Filing Date, whichever is later, by contacting the Department of Public Health Determination of Need Program, at dpn.don@state.ma.us or 67 Forest Street, Marlborough, MA 01752.

PUBLIC ANNOUNCEMENT CONCERNING
HATHORNE HILL
15 KIRKBRIDE DRIVE
DANVERS, MA 01923

Hathorne SNF Operations LLC, 1099 Cedarbridge Ave., Suite 1A, Lakewood, NJ 08701, (the "Buyer") has submitted an application to the Department of Public Health, Division of Health Care Facility Licensure and Certification (the "Department") for a proposed change in ownership of Hathorne Hill, 15 Kirkbride Drive, Danvers, MA 01923 (the "Facility"). The Buyer, if deemed suitable by the Department, intends to purchase the Facility from the current owner, Genesis Healthcare, Inc. (the "Seller"). There will be no changes in the bed capacity or the services provided by the Facility. A public hearing may be requested upon petition by any group of ten adults. Such petition shall include the name, address and signature of each adult and designate one member as the representative of the group. Written comments concerning the Buyer's ability to provide quality long-term care services and petitions for a public hearing may be addressed to the Department of Public Health, Division of Health Care Facility Licensure and Certification via email at HFL.Licensure@state.ma.us or sent via mail to 67 Forest Street, Marlborough, MA 01752 for a period of 14 days following this publication. All written or oral comments submitted to the Department may be posted on the Department's website and released in response to a request for public records.

10. Affidavit of Truthfulness

DocuSign Envelope ID: EC3BB513-CEF8-4754-B442-71D4657E3CBA



Massachusetts Department of Public Health Determination of Need Affidavit of Truthfulness and Compliance with Law and Disclosure Form 100.405(B)

Version: 7-6-17

Instructions: Complete information below. When complete check the box "This document is ready to print:". This will date stamp and lock the form. Print Form. Each person must sign and date the form. When all signatures have been collected, scan the document and e-mail to: dph.don@state.ma.us Include all attachments as requested.

Application Number: 24061109-AS Original Application Date: June 14, 2024

Applicant Name: Atrius Health, Inc.

Application Type: Ambulatory Surgery

Applicant's Business Type: ☒ Corporation ☐ Limited Partnership ☐ Partnership ☐ Trust ☐ LLC ☐ Other

Is the Applicant the sole member or sole shareholder of the Health Facility(ies) that are the subject of this Application? ☒ Yes ☐ No

The undersigned certifies under the pains and penalties of perjury:

1. The Applicant is the sole corporate member or sole shareholder of the Health Facility[ies] that are the subject of this Application;
2. I have read 105 CMR 100.000, the Massachusetts Determination of Need Regulation;
3. I understand and agree to the expected and appropriate conduct of the Applicant pursuant to 105 CMR 100.800;
4. I have read this application for Determination of Need including all exhibits and attachments, and certify that all of the information contained herein is accurate and true;
5. I have submitted the correct Filing Fee and understand it is nonrefundable pursuant to 105 CMR 100.405(B);
6. I have submitted the required copies of this application to the Determination of Need Program, and, as applicable, to all Parties of Record and other parties as required pursuant to 105 CMR 100.405(B);
7. I have caused, as required, notices of intent to be published and duplicate copies to be submitted to all Parties of Record, and all carriers or third-party administrators, public and commercial, for the payment of health care services with which the Applicant contracts, and with Medicare and Medicaid, as required by 105 CMR 100.405(C), et seq.;
8. I have caused proper notification and submissions to the Secretary of Environmental Affairs pursuant to 105 CMR 100.405(E) and 301 CMR 11.00;
9. If subject to M.G.L. c. 6D, § 13 and 958 CMR 7.00, I have submitted such Notice of Material Change to the HPC - in accordance with 105 CMR 100.405(G);
10. Pursuant to 105 CMR 100.210(A)(3), I certify that both the Applicant and the Proposed Project are in material and substantial compliance and good standing with relevant federal, state, and local laws and regulations, as well as with all previously issued Notices of Determination of Need and the terms and conditions attached therein;
11. I have read and understand the limitations on solicitation of funding from the general public prior to receiving a Notice of Determination of Need as established in 105 CMR 100.415;
12. I understand that, if Approved, the Applicant, as Holder of the DoN, shall become obligated to all Standard Conditions pursuant to 105 CMR 100.310, as well as any applicable Other Conditions as outlined within 105 CMR 100.000 or that otherwise become a part of the Final Action pursuant to 105 CMR 100.360;
13. Pursuant to 105 CMR 100.705(A), I certify that the Applicant has Sufficient Interest in the Site or facility; and
14. Pursuant to 105 CMR 100.705(A), I certify that the Proposed Project is authorized under applicable zoning by-laws or ordinances, whether or not a special permit is required; or,
 - a. If the Proposed Project is not authorized under applicable zoning by-laws or ordinances, a variance has been received to permit such Proposed Project; or,
 - b. The Proposed Project is exempt from zoning by-laws or ordinances.

Corporation:

Attach a copy of Articles of Organization/Incorporation, as amended

Chris Andreoli		6/13/2024
CEO for Corporation Name:	Signature:	Date
Chris Andreoli		6/13/2024
Board Chair for Corporation Name:	Signature:	Date

*been informed of the contents of

**have been informed that

***issued in compliance with 105CMR 100.00, the Massachusetts Determination of Need Regulation effective January 27, 2017 and amended December 28, 2018

Affidavit of Truthfulness Atrius Health, Inc.

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This document is ready to print: ☐

Date/time Stamp:

11. Application Fee

275 GROVE ST., SUITE 2-300
NEWTON, MA 02466

VOID AFTER 180 DAYS

PAY: Forty-One Thousand Five Hundred Fifty-Five Dollars And Forty-Four Cents*****

TO THE ORDER OF: COMMONWEALTH OF MASS
DEPARTMENT OF HEALTH
DETERMINATION OF NEED PROGRAM
BOSTON, MA 02108

BANK OF AMERICA
South Portland, ME

52-153
112

CHECK DATE	CHECK NUMBER
13-JUN-24	1571227

CHECK AMOUNT
**\$41,555.44

Jeffrey A. Sawant
AUTHORIZED SIGNATURE

Carol M. Gallant
AUTHORIZED SIGNATURE

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