

LEGAL NOTICES

CITY OF WORCESTER
PROPOSED ORDINANCE

The City Council of the City of Worcester at a meeting held in City Hall May 28, 2013 on a roll call vote of 9 Yeas and 1 Nay voted to advertise the following: AN ORDINANCE AMENDING CHAPTER FIVE SECTION TWENTY-SIX OF THE REVISED ORDINANCES OF 2008 RELATIVE TO SEWER USER CHARGE (FY 2014) Be It Ordained by the city Council of the City of Worcester as follows: 1. Chapter 5, § 26 of the Revised Ordinances, as most recently amended, is hereby further amended by deleting in paragraph (g) thereof, the rate for "Basic Rate" and inserting in lieu thereof the rate as follows. Basic Rate: \$ 5.94. 2. This amendment shall be effective as of July 1, 2013 and shall apply to all bills issued after such effective date in accordance with subsection (f) of section sixteen of Chapter Seven of the Revised Ordinances of 2008. A Copy. Attest: David J. Rushford, City Clerk

PO 9891 May 31, 2013

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. W013P16886D

Worcester Probate and Family Court
225 Main Street, Worcester, MA 01608CITATION GIVING NOTICE OF PETITION FOR
APPOINTMENT OF GUARDIAN FOR
INCAPACITATED PERSON PURSUANT TO
G.L.C. 190B, §5-304In the matter of: Avery C. Shepard
Of: Grafton, MARESPONDENT
Alleged Incapacitated Person

To the named Respondent and all other interested persons, a petition has been filed by Laura M. Shepard of Milbury, MA in the above captioned matter alleging that **Avery C. Shepard** is in need of a Guardian and requesting that Laura M. Shepard of Milbury, MA (or some other suitable person) be appointed as guardian to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **06/18/2013**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Denise L. Meagher, First Justice of this Court.

Date: May 22, 2013

Stephen G. Abraham, Register of Probate
May 31, 2013CITY OF WORCESTER
FIRST HEARING

Whereas, Prosper Kemei, et al. has requested to make public the private portion of Bellvista Road, located in the City of Worcester, in the Escher Howard (South) Chamber, 3rd Floor in City Hall, Wednesday, June 19, 2013 at 5:30 P.M. for the purpose of hearing all persons interested in said petition. Per order of the Committee on Public Works. A Copy. Attest: David J. Rushford, City Clerk

PO 923 May 31, 2013

CARE AND PROTECTION
TERMINATION OF PARENTAL RIGHTS
SUMMONS BY PUBLICATION

DOCKET NUMBER 13CP0050WC

COMMONWEALTH OF MASSACHUSETTS
Worcester County Juvenile Court
225 Main Street, Room 1007
Worcester, MA 01608
(508) 831-2000TO: Daniel Reyes and/or Father of Jasmine
Lisette Reyes

A petition has been presented to this court by Department of Children and Families (Worcester), seeking, as to the following child(ren): Jasmine L. Reyes, that said child(ren) be found in need of care and protection and committed to the Department of Children and Families. The court may, in its discretion, find that the child(ren) is/are in need of care and protection and that the best interests of the child(ren) 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: **07/17/2013, 11:00 AM, Pre Trial Conference (CR/CV).**

If you fail to appear, the court may proceed on that date and any date thereafter with a trial on the merits of the petition and an adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at 508-831-2000.

FIRST JUSTICE
WITNESS: Hon. Carol A. Erskine
DATE ISSUED 05/13/2013
SIGNATURE OF CLERK-MAGISTRATE
Craig D. Smith
May 31, June 3, 10, 2013Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. 13P1635EA

Worcester Division
225 Main Street, Worcester, MA 01608
(508) 831-2000INFORMAL PROBATE
PUBLICATION NOTICEEstate of: Frederic W. Temple
Also Known as:
Date of Death: March 21, 2013

To all persons interested in the above captioned estate, by Petition of Petitioner Kathleen M Temple of Oxford, MA a Will has been admitted to informal probate. Kathleen M Temple of Oxford, 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 of the estate. Any party may object 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.

May 31, 2013

CITY OF WORCESTER
SECOND HEARING

Whereas, Councilor William Edly on behalf of the Diocese of Worcester and residents of Spaulding St. have requested to make public Spaulding Street the Committee on Public Works will meet in the City Hall, Wednesday, June 19, 2013 at 5:30 P.M. for the purpose of hearing all persons interested in said petition. Per order of the Committee on Public Works. A Copy. Attest: David J. Rushford, City Clerk

PO 920 May 31, 2013

DESIGNER SELECTION BOARD

PUBLIC NOTICE

Engineers and architects are advised that DSB Project List #13-07, dated May 29, 2013 describing 03 Division of Capital Asset Management and Maintenance projects is now available at www.mass.gov/dcam/dsb

PUBLIC NOTICE

DESIGNER SELECTION BOARD

PUBLIC NOTICE

May 31, 2013

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 given by Ernest Pedanou and Mitza Pedanou to Nations Lending Corporation, dated February 15, 2008 and recorded in the Worcester County (Worcester District) Registry of Deeds at Book 42515, Page 263, of which mortgage the undersigned is the present holder by assignment from Nations Lending Corporation to JPMorgan Chase Bank, N.A. dated February 15, 2008 and recorded with said registry on April 9, 2008 at Book 42670 Page 229, for breach of the conditions of said mortgage, and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on June 17, 2013, on the mortgaged premises located at 22 Walworth Street, Worcester, Worcester County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED THE WESTERLY LINE OF WALWORTH STREET, WORCESTER, MASSACHUSETTS AND BOUNDED AND DESCRIBED AS FOLLOWING: BEGINNING AT A POINT IN THE WESTERLY LINE OF WALWORTH STREET WHICH POINT IS ONE HUNDRED FIFTY FIVE FEET FROM THE SOUTHERLY LINE OF COURTLAND STREET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY OF LOT #52 ON A PLAN HEREINAFTER REFERRED TO A DISTANCE OF 160.00 FEET; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 50.02 FEET TO A POINT; THENCE IN A EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT #46 ON SAID ABOVE MENTIONED PLAN A DISTANCE OF 162.1 FEET TO THE WESTERLY LINE OF SAID WALWORTH STREET; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID WALWORTH STREET A DISTANCE OF FIFTY FEET TO THE POINT OF THE BEGINNING; SAID PREMISES CONTAINS ABOUT 8,070 SQUARE FEET OF LAND, MORE OR LESS, AND AS SHOWN OF LOT #51 ON A PLAN OF BUILDING SITES FOR C.L. HARTSHORN DATED 1885 BY WILLIS & RUGG, C.E. AND RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOKS 1220,PAGE 665, AND IS THE SAME AS LOT #51 ON PLAN RECORDED WITH SAID DEEDS IN PLAN BOOK 128, PLAN 10.

Be the same more or less but subject to all legal highways.

For mortgagor's(s)' title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 24519, Page 169.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Present holder of said mortgage
By its Attorneys, HARMON LAW OFFICES, P.C.
150 California Street, Newton, MA 02458
(617) 558-0500; 201104-0638 - PRP
May 24, 31, June 7, 2013Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. W013P1682PM

Worcester Probate and Family Court
225 Main Street, Worcester, MA 01608CITATION GIVING NOTICE OF PETITION FOR
APPOINTMENT OF CONSERVATOR OR OTHER
PROTECTIVE ORDER PURSUANT TO
G.L.C. 190B, §5-304 & § 5-405In the matter of: Avery C. Shepard
Of: Grafton, MARESPONDENT
(Person to be Protected/Minor)

To the named Respondent and all other interested persons, a petition has been filed by Laura M. Shepard of Milbury, MA in the above captioned matter alleging that **Avery C. Shepard** is in need of a Conservator or other protective order and requesting that Laura M. Shepard of Milbury, MA be appointed as conservator to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **06/18/2013**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Denise L. Meagher, First Justice of this Court.

Date: May 22, 2013

Stephen G. Abraham, Register of Probate
May 31, 2013

D.T.C. 13-3

May 17, 2013

Petition of CoxCom, Inc. d/b/a Cox Communications to establish and adjust the basic service tier programming, equipment, and installation rates for the Town of Holland.

Pursuant to G. L. c. 166A, § 15, and 207 C.M.R. § 6.03, the Department will hold a public and evidentiary hearing to investigate Cox's proposed basic service tier programming, equipment, and installation rates. The hearing will take place at:

10:00 a.m.
Wednesday, June 26, 2013
1000 Washington Street
Hearing Room 1-E
Boston, MA 02118

This proceeding has been docketed as D.T.C. 13-3, and is a formal adjudicatory proceeding. 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.

Any person who desires to participate in this proceeding must file a written petition for leave to intervene or to participate with Catrice C. Williams, Secretary, Department of Telecommunications and Cable, 1000 Washington Street, Suite 820, Boston, Massachusetts, 02118-6500, not later than the close of business on June 21, 2013. Such petition must satisfy the substantive requirements of 801 C.M.R. § 1.01(9). If possible, petitioners should also submit the petition to the Department in electronic format by e-mail attachment to dtc.filing@state.ma.us. The text of the e-mail or written petition must specify: (1) the name of the cable operator; (2) the docket number; (3) the name of the person submitting the filing; (4) that person's municipal title, any; and (5) a brief descriptive title of the document (e.g., petition to intervene or participate). The petition should also include the name, title, and telephone number of a person to contact in the event of questions about the filing.

May 24 & 31, 2013

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 given by Matthew A. Solitto and Kelly J. Solitto to Mortgage Electronic Registration Systems, Inc., dated May 24, 2004 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 33736, Page 193, as further affected by a confirmatory mortgage recorded with said Deeds at Book 49884, Page 192, as further affected by a Partial Release of Mortgage recorded with said Deeds at Book 49884, Page 212, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Fieldstone Mortgage Company, its successors and assigns to Wells Fargo Bank, National Association as Trustee for the MLMI Trust Series 2005-HE1 dated October 3, 2006 and recorded with said registry on December 7, 2006 at Book 400298, Page 111 and by Wells Fargo Bank, National Association as Trustee for the MLMI Trust Series 2005-HE1 dated October 3, 2006 and recorded with said registry on December 7, 2006 at Book 400298, Page 111 and by Wells Fargo Bank, National Association as Trustee for the MLMI Trust Series 2005-HE1 to Credit Based Asset Servicing and Securitization, LLC dated May 7, 2008 and recorded with said registry on June 7, 2008 at Book 43013 Page 260 and by assignment from Credit Based Asset Servicing and Securitization, LLC to ClearVue Opportunity XV, LLC dated August 1, 2010 and recorded with Smith & Eschler, October 28, 2010 at Book 44554 Page 76, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on June 10, 2013, on the mortgaged premises located at 84 Valmor Street 1/k/a 141 Sunderland Rd, Worcester, Worcester County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

PROPERTY: LOT 2R-A Valmor Street, Worcester, MA, a/k/a 84 Valmor Street, Worcester, Being Lot 2R-A and containing 4,059 square feet more or less as shown on Plan of Land for Matt Solitto, completed by George Smith & Eschler, 75 Hammond Street, Worcester, MA 01610-1723 and recorded with the Worcester District Registry of Deeds in Plan Book 805, Plan 10, of Worcester County Parcel Identification Number 34-010-02R-A

For mortgagor's(s)' title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 24555, Page 127.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

CLEARVUE OPPORTUNITY XV, LLC
Present holder of said mortgage
By its Attorneys, HARMON LAW OFFICES, P.C.
150 California Street, Newton, MA 02458
(617) 558-0500; 200912-0046 - YEL
May 17, 24, 31, 2013Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. W013P1694EA

Worcester Probate and Family Court
225 Main Street, Worcester, MA 01608
(508) 831-2200CITATION ON PETITION FOR
FORMAL ADJUDICATIONEstate of: Rose M Spence
Date of Death: 01/05/2013

A Petition has been filed by **Kelly Spence of Westborough, MA** requesting that the Court order a formal Decree and Order of testacy and for such other relief as requested in the Petition. And also requesting that **Kelly Spence of Westborough, MA** be appointed as Personal Representative(s) of said estate to serve on the bond.

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 object at this Court before: 10:00 a.m. on 06/25/2013.

This is NOT a hearing date, but a deadline date 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 Objection within thirty (30) days of the return date, action may be taken without further notice to you.

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 of the estate. Any party may object to the estate, including distribution of assets and expenses of administration.

WITNESS, Hon. Denise L. Meagher, First Justice of this Court.

Date: May 22, 2013

Stephen G. Abraham, Register of Probate
May 31, 2013

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Shahram Nakostari and Ziba Nakostari to Mortgage Electronic Registration Systems, Inc., dated February 27, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38474, Page 98, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to JPMorgan Chase Bank, National Association, dated November 15, 2010 and recorded with said registry on November 18, 2010 at Book 46669 Page 346, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 p.m. on June 10, 2013, on the mortgaged premises located at 4 Evans Road, West Boylston, Worcester County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land in West Boylston, Worcester County, Massachusetts, numbered and known at 4 Evans Road, bounded and described as follows:

A certain parcel of land situated in West Boylston, MA, being shown as Lot 22 on a plan of "Pinecroft Hill Development Revised Plan of Lots" in West Boylston, MA., owned by Swan J. Larson, dated January 19, 2007 and recorded with said registry in Plan Book 201, Plan 81, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Evans Road at the southeasterly corner of Lot 23, and the northeasterly corner of the lot to be conveyed;

THENCE S. 3° 45' 00" W., by said of Evans Road, one hundred (100) feet to Lot 21;

THENCE westerly by Lot 21 a distance of one hundred fifty (150) feet more or less, to a stone wall at land of Carl F. Anderson, now or formerly;

THENCE northerly by said stone wall one hundred (100) feet to Lot 23;

THENCE easterly by Lot 23, a distance of one hundred (100) feet, more or less, to said Evans Road and the point of beginning.

Containing 15,000 square feet of land.

For mortgagor's(s)' title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 38474, Page 96.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Present holder of said mortgage
By its Attorneys, HARMON LAW OFFICES, P.C.
150 California Street, Newton, MA 02458
(617) 558-0500; 201010-1584 - PRP
May 17, 24, 31, 2013

LEGAL NOTICES

CARE AND PROTECTION
TERMINATION OF PARENTAL RIGHTS
SUMMONS BY PUBLICATION

DOCKET NUMBER 11CP0095WC

COMMONWEALTH OF MASSACHUSETTS
Worcester County Juvenile Court
225 Main Street, Room 1007
Worcester, MA 01608
(508) 831-2000TO: David Nimbly and/or father of Martha
Garley

A petition has been presented to this court by DEPT. CHILDREN & FAMILY, seeking, as to the following child(ren): Martha Garley, that said child(ren) 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(ren) named herein, if it finds that the child(ren) is/are in need of care and protection and that the best interests of the child(ren) 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: **07/30/2013, 9:30 AM, Pre Trial Conference (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 with a trial on the merits of the petition and an adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at 508-831-2000.

FIRST JUSTICE
WITNESS: Hon. Carol A. Erskine
DATE ISSUED 05/15/2013
SIGNATURE OF CLERK-MAGISTRATE
Craig D. Smith
May 31, June 3, 10, 2013Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. W013A0046AD

Worcester Probate and Family Court
225 Main Street, Worcester, MA 01608
(508) 831-2200CITATION
G.L.C. 210, § 6

In the matter of: Grace Marie Loise Miller

To: Newton Rebeiro of Unknown Residence last known of 5 Paul X. Tivnan Drive, West Boylston, MA 01583 any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by: Stephen Donald MacGinnis of Webster, MA and Julie Marie MacGinnis of Webster, MA requesting for leave to adopt said child and that the name of the child be changed to **Grace Marie Louise MacGinnis**

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT: **Worcester** ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) ON: **07/23/2013**

WITNESS, Hon. Denise L. Meagher, First Justice of this Court.

Date: May 8, 2013
Stephen G. Abraham, Register of Probate
May 17, 24 & 31, 2013

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 9 Logan Path, North Grafton, Massachusetts by virtue and in execution of the Power of Sale contained in a certain mortgage given by Richard H. Vancelleto and Karen Howard to Option One Mortgage Corporation and now held by Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-44, as Backed by Wells Fargo Series 2007-44, said mortgage dated January 22, 2007, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 40552 at Page 332, as further affected by a Partial Release of Mortgage dated December 20, 2012, and recorded with said Deeds in Book 50310 at Page 283, of which mortgage the undersigned is the present holder, the same will be sold at Public Auction on June 21, 2013 at 4:00 PM Local Time upon the premises, all and singular the premises, to be sold in said mortgage, to wit: The land in said Grafton, Worcester County, Massachusetts more particularly, bounded and described as follows: A certain parcel of land situated in Grafton, Worcester County, Massachusetts, being Lots 215 and 216 on plan of "Comfort Ridge" owned by Richard H. Vancelleto and Karen Howard to Option One Mortgage Corporation and now held by Wells Fargo Bank, N.A., dated January 22, 2007, and recorded in the Worcester County (Worcester District) Registry of Deeds, Terms of Sale: Said premises to be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any which take precedence over said mortgage. TERMS OF SALE: Said premises to be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any which take precedence over said mortgage. A deposit of 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 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. Manosel Law Group, P.C., 1350 Division Road, Suite 301, West Warwick, RI 02893 Attorney for Wells Fargo Bank,