

CLASSIFIED

LEGALS

MORTGAGEE'S SALE OF REAL ESTATE 295 Lynnfield Street, Lynn

By virtue and in execution of the power of sale contained in a certain Mortgage given by Charles G. Reither, as Trof "Charles G. Reither Realty Trust (u/d/t dated March 7, 1996)", dated June 24, 2013 and recorded with the Essex County (Southern District) Registry of Deeds in Book 32591, Page 112, to Philip L. Goduti, Trustee of "Profit Sharing Plan Master Trust" (u/d/t dated March 23, 1991), as assigned to Peter L. Knox, Trustee of The Knox Pension Realty Trust (u/d/t/dated June 4, 1993) dated August 5, 2013, and recorded in the Essex County (Southern District) Registry of Deeds in Book 33664, Page 112, as currently held by Orca Development, LLC by way of Foreclosure Deed dated November 17, 2016 and recorded on January 4, 2017 in the Essex County (Southern District) Registry of Deeds in Book 35589, Page 503 (see, inter alia, Cavanaugh v. Fannie Mae, 85 Mass.App.Ct. 1117 (2014); see also SunTrust Mortgage, Inc., vs. Chan, MISC 11-447517 (2012)) of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at Noon on the 14th day of September, 2017 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

The land in Lynn with all building and structures thereon bounded and described as follows:

Being shown as Lot 14 on a plan drawn by Eastman and Bradford, C.E. dated May 21, 1912 recorded with Essex South Registry of Deeds, Book 2267, Page 1, bounded and described as follows:

- WEST:
by Lynnfield Street, fifty (50.00) feet;
NORTH:
by Lot 11, on said plan, eighty-two and 90/100 (82.90) feet;
EAST:
by Lot 13, on said plan, fifty-five (55.00) feet;
SOUTH:
by Lot 15, on said plan eighty-six and 64/100 (86.64) feet.

Being the same premises as conveyed to the mortgagor by deed of Charles Gary Reither, dated March 12, 1996, recorded with Essex County (Southern District) Registry of Deeds, Book 13451, Page 248.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, improvements, 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 lies, and rights of tenants and parties in possession, if any.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: SEVEN THOUSAND FIVE HUNDRED (\$7,500.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Orca Development, LLC. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Essex County (Southern District) Registry of Deeds in accordance with law.

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

Orca Development, LLC
By its attorney,

RICCARDO L. RULLO
LAW OFFICES OF FRANK. N. DARDENO
424 BROADWAY
SOMERVILLE, MA 02421
617-666-2600

Dated: 8/18/17
Item: August 22, 29, September 5, 2017

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Docket No. ES17P2327GD CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304 Essex Probate and Family Court 36 Federal Street Salem MA In the matter of: **Alvaro Emilio Sanchez Hiciano Of: Lynn, MA**

RESPONDENT, Alleged Incapacitated Person
To the named Respondent and all other interested persons, a petition has been filed by Rosalinda Hiciano Moya of Lynn, MA in the above captioned matter alleging that **Alvaro E Sanchez Hiciano** is in need of a Guardian and requesting that Rosalinda Hiciano Moya of Lynn, 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 02/06/2017. 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 the 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. Jennifer MR Ulwick, First Justice of this Court.
Date: August 08, 2017

Pamela Casey O'Brien
Register of Probate

Item: August 22, 2017

LEGALS

City of Lynn

On June 27, 2017, the following Ordinance Amendment was passed by the Lynn City Council regarding the storage, disposal and maintenance of residential and commercial refuse containers and property within the City of Lynn as follows:

SECTION 1:00 NON-OWNER OCCUPIED RESIDENTIAL SOLID WASTE COLLECTION FEE

The owner of any non-owner occupied residential unit receiving curbside collection shall be charged an annual fee per unit for the collection of solid waste. The final fee and conditions shall be subject to the determination of the Commissioner of Department of Public Works who shall establish a written standard therefor. The fee established by the Commissioner of the Department of Public Works for residential units shall include a two tiered fee schedule whereby Lynn residents owning a non-owner occupied residential unit shall pay a lower fee than those paid by a non-Lynn resident owning such a non-owner occupied residential unit.

SECTION 2:00 EFFECT OF PRIVATE TRASH DISPOSAL

Solid waste fees for non-owner occupied residential dwellings shall not be collected when the owner or occupant thereof presents a current contract for private rubbish collection for the premises. Such contract must be valid and remain in force for the entire term of the contract. Such contract must include: the term, address, number of units, and contract price. In the event that the contract is terminated, the property owner shall notify the city in writing within five business days. In the event that the contract is terminated, the property owner shall be responsible for the pro rata share of the trash fee for the remainder of the fiscal year.

SECTION 3:00 PENALTY -- FAILURE TO PAY FEE

Fees not collected shall be subject to all collection remedies as provided for real estate collection, including interest and demand fees. Any fee not paid 30 days from the date of the electronic transmission or mailing of each bill may be lien to the property in the next real estate bill. Such liens shall remain valid to the extent allowed by law.

SECTION 4:00 VACANT NON-OWNER OCCUPIED RESIDENTIAL UNITS

Any property owner who owns an unoccupied unit shall be eligible to receive a credit for each full six-month period or longer for which the unit is not occupied. Property owners must provide documentation to the Commissioner of the Department of the Public Works signed under the pains and penalties of perjury, demonstrating that the unit was vacant during the entire six-month billing period for which such credit is requested. Eligibility shall be determined by the Commissioner of the Department of Public Works using a water bill or, in cases where a unit's water meter is not separate from another unit, a letter or billing statement from the electric company. Individuals who make one or more false representations regarding the vacancy status of a residential dwelling unit shall be fined twice the amount of the single unit fee for each such false representation up to a maximum of three hundred (\$300.00) dollars.

SECTION 5:00 EXEMPTIONS

- Residents over the age of 60 who occupy a unit in which the resident has a life estate or in which the resident is a beneficiary of a trust holding, said unit shall be exempt from such fee.
- Owner occupied residential units as of July 1st in a given fiscal year will not be charged a fee.
- Tenants who are related by first degree of kinship (i.e., parents, siblings, children) to the owner of record as identified in the deed filed at the Essex County South Registry of Deeds. It shall be the responsibility of the owner and said relative to provide documentation to the satisfaction of the Commissioner of the Department of Public Works and the City Solicitor's Office to proof said tenancy and first degree of kinship relations.

SECTION 6:00 COMMERCIAL AND NON-PROFIT SOLID WASTE COLLECTION FEE

The owner of any commercial unit or a unit owned by a non-profit or not for profit (other than owner-occupied units) receiving curbside collection shall be charged an annual fee per unit for the collection of solid waste. The final fee and conditions shall be subject to the determination of the Commissioner of Department of Public Works who shall establish a written standard therefor. The fee established by the Commissioner of the Department of Public Works shall be set to ensure that the City of Lynn is reimbursed for the actual costs to collect solid waste from commercial establishments.

SECTION 7:00 EFFECT OF PRIVATE TRASH DISPOSAL

Solid waste fees for any commercial unit or a unit owned by a non-profit or not for profit (other than owner-occupied units) shall not be collected when the owner thereof presents a current contract for private rubbish collection for the premises. Such contract must be valid and remain in force for the entire term of the contract. Such contract must include: the term, address, number of units, and contract price. In the event that the contract is terminated, the property owner shall notify the city in writing within five business days. In the event that the contract is terminated, the property owner shall be responsible for the pro rata share of the trash fee for the remainder of the fiscal year.

SECTION 8:00 PENALTY -- FAILURE TO PAY FEE

Fees not collected shall be subject to all collection remedies as provided for real estate collection, including interest and demand fees. Any fee not paid 30 days from the date of the electronic transmission or mailing of each bill may be lien to the property in the next real estate bill. Such liens shall remain valid to the extent allowed by law.

SECTION 9:00 VACANT NON-OWNER OCCUPIED COMMERCIAL AND/OR NON-/PROFIT/NOT FOR PROFIT UNITS

Any commercial and/or nonprofit/not for profit property owner who owns an unoccupied unit shall be eligible to receive a credit for each full six-month period or longer for which the unit is not occupied. Property owners must provide documentation to the Commissioner of the Department of the Public Works signed under the pains and penalties of perjury, demonstrating that the unit was vacant during the entire six-month billing period for which such credit is requested. Eligibility shall be determined by the Commissioner of the Department of Public Works using a water bill or, in cases where a unit's water meter is not separate from another unit, a letter or billing statement from the electric company. Individuals who make one or more false representations regarding the vacancy status of a residential dwelling unit shall be fined twice the amount of the single unit fee for each such false representation up to a maximum of three hundred (\$300.00) dollars.

SECTION 10:00 FEE SCHEDULE

The annual fee will be collected in bi-annually statements commencing in September, 2017.

Per:
Janet Rowe, City Clerk
Item: August 22, 2017

Legal Notice

To be sold at public sale at 8:00 A. M. on September 7, 2017 at 47 Alley Street, Lynn, MA, misc. lots of property left in leased storage spaces by the following persons:
R. Brimage, P. Walker, S. Severino, P. McGlaughlin, A. Miller, D. Bennett R. Lamus, D. Funes, A. Almakrami, R & L Cruz-Partee
Item: August 22, 29, 2017



CHECK THESE VALUES
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LEGALS

Public Announcement Concerning a Proposed Health Care Project

Lahey Health System, Inc., located at 41 Mall Road, Burlington, MA 01805 (the parent of Lahey Clinic Hospital, Inc., 41 Mall Road, Burlington, MA 01805, Northeast Hospital Corp., 85 Herrick Street, Beverly, MA 01915, and Winchester Hospital, 41 Highland Avenue, Winchester, MA 01890), CareGroup, Inc., located at 109 Brookline Avenue, Boston, MA 02215 (the parent of Beth Israel Deaconess Medical Center, Inc., 330 Brookline Avenue, Boston, MA 02215 (which in turn includes Beth Israel Deaconess Hospital-Milton, Inc., 199 Reedsdale Road, Milton, MA 02186, Beth Israel Deaconess Hospital - Needham, Inc., 148 Chestnut Street, Needham, MA 02492, and Beth Israel Deaconess Hospital - Plymouth, Inc., 275 Sandwich Street, Plymouth, MA 02360), New England Baptist Hospital, 125 Parker Hill Road, Boston, MA 02120, and Mount Auburn Hospital, 330 Mount Auburn Street, Cambridge, MA 02138), and Seacoast Regional Health Systems Inc., located at 25 Highland Avenue, Newburyport, MA 01950 (the parent of Anna Jaques Hospital, 25 Highland Avenue, Newburyport, MA 01950) (collectively the "Applicant"), intend to file an Application for Determination of Need ("Application") relative to a proposed affiliation involving the Applicant (the "Project"). The Applicant is submitting its Application as it intends to affiliate to create a new comprehensive, distributed, high quality and high-value non-profit healthcare delivery system to serve patients throughout Eastern Massachusetts. To facilitate the level of economic and clinical integration required to better manage the health of a broad population and meaningfully impact care delivery in the state, the Project would establish a new parent company that will function as the sole corporate member of each hospital, and will also include the participation of the organizations' accountable care organizations. The Total Value of the Project is estimated to be approximately \$5,323,154,000. There is not expected to be any anticipated price or service impacts on the Applicant's existing Patient Panel. Any ten Taxpayers of Massachusetts may register in connection with the intended Application or amendment by no later than October 16, 2017, by contacting the Department of Public Health Determination of Need Program, 250 Washington Street, 6th Floor, Boston, MA 02108.
Item: August 22, 2017

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Docket No. ES17P2333EA INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Anna Theresa Zysk
Also Known As: Anna Zysk
Date of Death: 05/27/2016

Essex Division

To all persons interested in the above captioned estate, by Petition of Petitioner Barbara A Marson of St. Petersburg FL
Barbara A Marson of St. Petersburg FL
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.
Item: August 22, 2017

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 17 SM 005554 ORDER OF NOTICE

TO: Wayne J. Sibelle and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.: Wilmington Savings Fund Society FSB as Trustee for Stanwich Mortgage Loan Trust A claiming to have an interest in a Mortgage covering real property in Lynn, numbered 16 Miller Place given by Wayne J. Sibelle to Mortgage Electronic Registration Systems, Inc., as Nominee for Premium Capital Funding, LLC d/b/a Topdot Mortgage, dated May 16, 2008, and recorded in Essex County (Southern District) Registry of Deeds in Book 27788, Page 493, 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 Pemberton Square, Boston, MA 02108 on or before September 25, 2017 or you will be forever barred from claiming that you are entitled to the benefits of said Act. Witness, JUDITH C. CUTLER, Chief Justice of this Court on August 14, 2017 Attest: Deborah J. Patterson Recorder
Item: August 22, 2017

Notice of Comment Period and Public Hearing

The Saugus Housing Authority has prepared its' Annual Plan for the period of 2018 in accordance with the requirements of Section 11 of the Quality Housing and Work Responsibility Act of 1998 and 24 CFR 903 which is the final regulation issued by the U.S. Department of Housing and Urban Development (HUD) 2003. The Housing Agency's Annual Plan is a comprehensive document that describes aspects of the 2018 Annual Plan Goals.

A Public view and comment period will commence on Monday, August 21, 2017 and end by the close of business on Thursday, October 5, 2017. The Authority will accept comments in writing or on audiotape during this period.

On October 11, 2017 a Public Hearing will be held at 4:00 p.m. to discuss the Annual Plan and to accept oral or written comments on the Plan. The Public Hearing is scheduled to occur in the Community Room of Heritage Heights located at 19 Talbot Street in Saugus, MA. The location is wheelchair accessible. A copy of the 2018 Annual Plan, supporting documents and attachments is available for review at the main office during normal business hours. The telephone number for the Saugus Housing Authority is (781) 233-2116.

EQUAL HOUSING OPPORTUNITY

Item: August 22, 2017



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