

**Commonwealth of Massachusetts  
Land Court Department  
Cases Filed by File Date  
Cases Filed : 5/1/2026 Through 7/31/2026**

<b>Case Number</b>	<b>Filed Date</b>	<b>City</b>	<b>Street</b>	<b>Plaintiff</b>	<b>Defendant</b>
26 MISC 000242	05/01/2026	Springfield	19-21 Rutledge Avenue	Naples Home Buyers, Inc.	Neighborhood Housing Services of America, Inc.
26 MISC 000243	05/01/2026	Milton	55 Harland Street	Vanessa Valerio	Joandry J. Vasquez
26 MISC 000244	05/01/2026	Canton	70 and 74 Green Lane	Nikhil D. Pundit et al	David McCarthy, as Chair of the Town of Canton Planning Board et al
26 MISC 000245	05/01/2026	Needham	48 Gary Road	Gary Bean et al	Rocket Mortgage, LLC et al
26 MISC 000246	05/01/2026	Bridgewater	72 Laurel Drive	Scott Chase et al	Wilmington Savings Fund Society, FSB, and Shap 2018-1, LLC as Trustees of Cascade Funding Mortgage Trust HB3 et al
26 MISC 000247	05/04/2026	Braintree	301 Elm Street	Roseanne M Casey, Trustee et al	Unknown
26 MISC 000248	05/05/2026	Middleborough	569 Wareham Street	Gina M. Driscoll	Wells Fargo Bank, N.A., as Trustee For Guaranteed REMIC Pass-Through Securities and MX Securities Ginnie Mae REMIC Trust 2004-044 et al
26 MISC 000249	05/05/2026	Westminster	154 Davis Road	Gail R Goscila	Jennifer Marie Goscila
26 MISC 000250	05/05/2026	Springfield	310 Nottingham Street	Emilio V. Collazo	Maria Velez
26 MISC 000251	05/07/2026	Springfield	140 Northhampton Avenue	Joseph Nguyen et al	Neighborhood Housing Services of America, Inc. et al
26 MISC 000252	05/07/2026	Plymouth	1 Cotton Street	Marcia L. Borghesani	Melanie Jane Caranci, a/k/a Melanie J. Caranci f/k/a Melanie J. Hatch
26 MISC 000253	05/07/2026	Barnstable	7 Ocean View Avenue	KSR Ventures LLC	Robert F. Hayden IV

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26 MISC 000254	05/08/2026	Auburn	Central Street	The Town of Auburn, Massachusetts	All Unknown Heirs, Devisees, or Legal Representatives of any former owners of a certain parcel of Land located on Central Street in Auburn, Massachusetts, Map 041, Parcel 016 et al
26 MISC 000255	05/11/2026	New Bedford	341 Earle Street	Aura Escobar	Santiago Isaias Coj-Chingo
26 MISC 000256	05/11/2026	Somerville	28-30 Sydney Street	Marian Caputo	Richard J Caputo
26 MISC 000257	05/11/2026	Reading	4 Cold Spring Road	Penny A. Jean	Michael Salamone et al
26 MISC 000258	05/11/2026	Uxbridge	56 Cross Street	U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCAF Acquisition Trust	Aames Funding Corporation doing business as Aames Home Loan
26 MISC 000259	05/12/2026	Pembroke	48 Schoosett Street	Palmer Management Corporation	Town of Pembroke Zoning Board of Appeals et al
26 MISC 000260	05/12/2026	Sandwich	5 Hoxie Lane	Towd Point Master Funding Trust 2018-PM11	Bradley D. Diefendorf et al
26 MISC 000261	05/12/2026	Oxford	6 Jasmine Road	Aisha Moghul	Victor Diaz
26 MISC 000262	05/13/2026	Stoughton	101 Birch Street	Susan A. Morgan-Foley	Capital One, NA et al
26 MISC 000263	05/13/2026	Salem	2-4 Saunders Street	Peter Gaudreault	Susan M Quirk et al
26 MISC 000264	05/13/2026	Fall River	551 Rock Street	Little Hands College, Inc.	Zoning Board of Appeals of the City of Fall River et al
26 MISC 000265	05/14/2026	Fitchburg	379 Cathy Street	Christina Prescott et al	L. William Carignan et al
26 MISC 000266	05/14/2026	Taunton	North 8 Walker Street	Witly Jean et al	ABC Mortgage Inc., and its Successors and Assigns if any
26 MISC 000267	05/14/2026	Bourne	178-180 Scraggy Neck Road	Marybeth Bisson, Trustee of Long Point Trust et al	Leonard Jacoby, Trustee of Point Reyes Trust

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26 MISC 000268	05/14/2026	Wareham	393 393B Onset Avenue	Patricia A. Simonelli, Trustee of the Patricia A. Simonelli Revocable Trust	Patricia A. O'Neill
26 MISC 000270	05/15/2026	Methuen	3 Chadwick Street	Jason F. Andrade	Lauren G. Bonsignore et al
26 MISC 000271	05/18/2026	Truro	Parcel of Registered Land	Jeffrey F. Thompson	Richard H.P. Thompson et al
26 MISC 000273	05/19/2026	Wareham	6B Cabo Verde Way	Beth Ann Facchetti	Marc A. Barrows
26 MISC 000274	05/19/2026	Boston	11 Millet Street	Ena Chin	Joycelyn Small et al
26 MISC 000275	05/19/2026	Essex	36 Lakeshore Drive	James Burke	Erik C. Hoiris et al
26 MISC 000276	05/19/2026	Abington	217 Centre Avenue	David W. Smith Trustee of the Centre Avenue Realty Trust et al	Abington Apartments Owner, LLC
26 MISC 000277	05/19/2026	Southborough	2 Spring Meadow Drive	Raquel Menezes	Marcelo Menezes et al
26 MISC 000278	05/20/2026	Tewksbury	15 & 41 Astle Street	BLJB Holdings LLC	Stephen G. Johnson, as member of the Town of Tewksbury Planning Board et al
26 MISC 000279	05/20/2026	Brockton	940 Court Street	Virgenmina Cosme	SGH Merger Sub, LLC s/b/m/t Signature Group Holdings Inc. s/b/m/t Fremont Reorganizing Corporation f/k/a Fremont Investment & Loan
26 MISC 000280	05/21/2026	Marlborough	Ames and Forest Street	Arthur J. Gutierrez et al	The City Council for the City of Marlborough et al
26 MISC 000282	05/26/2026	Rochester	19 County Road	Suren Parajuly et al	Town of Rochester Zoning Board of Appeals et al
26 MISC 000283	05/26/2026	Quincy	29 Bell Street	Janaial E Robinson	Shalisha N Smith
26 MISC 000281	05/27/2026	Shrewsbury	0 Greenbriar Drive	Cypress Ridge, LLC	Planning Board of the Town of Shrewsbury
26 MISC 000284	05/27/2026	Dedham	130 Kimball Road	Susan Trabucco et al	Vadim Pelipenko et al

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26 MISC 000285	05/27/2026	Salem	16 Cambridge Street	Wanda Reines	David F. Driscoll et al
26 MISC 000286	05/27/2026	Braintree	1734 Liberty Street	TruNorth Bank f/k/a North Shore Bank, a Co-Operative Bank	Eric Lowe
26 MISC 000288	05/29/2026	East Bridgewater	19 Bridge Street	Brendan Andrew McGillivray et al	Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-3
26 MISC 000289	05/29/2026	Melrose	20 Winter Street	Louis P. Izzi, Trustee of the 18-20 Winter Street Realty Trust	James J. Kantaros
26 MISC 000290	05/29/2026			James H Brogioli et al	Stacie A Fehrm et al
26 MISC 000291	06/01/2026	Dennis	Mandingo Road	Christopher F. Gallagher et al	Dennis Sands, LLC et al
26 MISC 000292	06/01/2026	Mashpee	0 Gunters Lane	Spencer Cleary et al	Ronald S. Bonvie Member of the Mashpee Zoning Board of Appeals et al
26 MISC 000293	06/01/2026	Springfield	126 Homestead Avenue	Carrington Mortgage Services, LLC	Ryan Alvarado et al
26 MISC 000294	06/02/2026	Andover	23 Glenwood Road	Winslow W. Townson et al	William E. Smith
26 MISC 000295	06/03/2026	Woburn	21-23 Eastern Avenue	21-23 Eastern Avenue LLC	M Capital Corp, d/b/a Alternative Lending Capital et al
26 MISC 000296	06/03/2026	Marlborough	611 Stevens Street	Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage Inc.	Allied Home Mortgage Capital Corporation fka Allied Mortgage Capital Corp
26 MISC 000297	06/03/2026	Groveland	232 School Street	Michael White et al	First Bankers Mortgage Services, Inc.
26 MISC 000298	06/03/2026	Attleboro	50 Union Street	Ralph Germani	Salvatore J. Germani
26 MISC 000299	06/03/2026	Springfield	58 Wallace Street	Eddy Peralta	Eliz L Cuevas-Terrero

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26 MISC 000300	06/03/2026	Leicester	1122,1673,1675,1735 & 1737 Main Street	Maria H. Joseph	Jennifer H. Barris
26 MISC 000301	06/03/2026	Boston	18 Greenwich/9 OrchardField Stree	Phong V Nguyen et al	Joe Quoc Nguyen et al
26 MISC 000302	06/04/2026	Methuen	93 Bay State Road	Samuel Rosario et al	Carrington Mortgage Services, LLC et al
26 MISC 000303	06/04/2026	Attleboro	78-80 Scott Street	Yen Pham et al	Marcel Trepanier
26 MISC 000304	06/04/2026	Bellingham	26 Pearl Street	ZPB 2020-030 LLC	Brian Wright, Chairman of the Town of Bellingham Zoning Board of Appeals et al
26 MISC 000305	06/05/2026	Hamilton	957 Bay Road	CONSTRUCTION MANAGEMENT & BUILDERS, INC.	Town of Hamilton Board of Appeals et al
26 MISC 000306	06/05/2026	Lexington	451 Marrett Road	Elizabeth Radcliffe et al	Lexington Planning Board et al
26 MISC 000307	06/05/2026	Somerset	1387 Vine Street	Tyrone Lindsay	Brenda A Sykes
26 MISC 000308	06/05/2026	Weymouth	122 Tall Oaks Drive	Lillian Liang also known as Lillian G. Liang	Frank Yu
26 MISC 000309	06/05/2026	Dedham	134 Scott Circle	Joan Goodwin	Richard Paul Dello Iacono
26 MISC 000310	06/08/2026	Hanover	130 Whiting Street	Daniel G. Jensen, Trustee of the Daniel G Jensen and Evelyn H. Jensen Family Trust et al	Evergreen Ventures, LLC et al
26 MISC 000311	06/08/2026	Holyoke	158 Pleasant Street	Gina Levin	Estate of Roman Levin et al
26 MISC 000312	06/08/2026	Holliston	22 Regal Street	Elizabeth A Bourque-Theiler	Town of Holliston Zoning Board of Appeals et al
26 MISC 000313	06/09/2026	Hingham	21 Rice Road	Onity Mortgage Corporation f/k/a PHH Mortgage Corporation d/b/a PHH Mortgage Services f/k/a Cendant Mortgage Corporation	MetLife Home Loans LLC s/b/m MetLife Bank, National Association

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26 MISC 000314	06/09/2026	Framingham	48-50 Everit Avenue	Onity Mortgage Corporation f/k/a PHH Mortgage Corporatio s/b/m Ocwen Loan Servicing, LLC	Citi Property Holdings, Inc. f/k/a Liquidation Properties, Inc.
26 MISC 000315	06/09/2026	Falmouth	68 Baptiste Lane	Bryan D'Aquila Executor of the Estate of Frederick D'Aquila	Christopher J. Donlin Executor of the Estate of Donna M. D'Aquila et al
26 MISC 000316	06/09/2026	Fitchburg	0 Boyle Court	Troy Hines	Michael White
26 MISC 000318	06/10/2026	Uxbridge	Chestnut Street	TTK Real Estate, LLC	Margaret S. Posey et al
26 MISC 000319	06/11/2026	New Bedford	800 Pleasant Street	Regency Tower Primary Condominium Association et al	Towerstream I, Inc.
26 MISC 000320	06/11/2026	Southbridge	16 Clark Street	Deutsche Bank National Trust Company as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-MLN1	Estate of Stella F. Leger et al
26 MISC 000321	06/11/2026	Mansfield	863 School Street	U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust	Cascade Funding Mortgage Trus 2017-1 et al
26 MISC 000322	06/12/2026	Amherst	194 Strong Street	Maria Stager et al	First Community Mortgage, Inc. et al
26 MISC 000323	06/12/2026	Westborough	6 Cedar Street	Newrez LLC d/b/a Shellpoint Mortgage Servicing	GMAC Mortgage, LLC et al
26 MISC 000324	06/12/2026	Peabody	9 Apple Hill Road	Lynne Scarimontios	Charles Scarimontios
26 MISC 000325	06/15/2026	Springfield	2137-2151 Main Street	Filth LLC	Ironsides Mainland LLC
26 MISC 000326	06/15/2026	Taunton	Knapp Street	Hometown Restoration & Development LLC	Taunton Planning Board et al

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26 MISC 000327	06/15/2026	Boston	76 Green Street	Rosa Hayes et al	David Nigrosh et al
26 MISC 000328	06/15/2026	Swampscott	24-28 Ingalls Terrace	Thomas Bogacz	Eastmen LLC
26 MISC 000329	06/15/2026	Arlington	29 & 33 Hemlock Street	Beth A. Martin et al	Kathryn M. Bender et al
26 MISC 000330	06/15/2026			Robert Cicchetti et al	Matteo Ciarametaro
26 MISC 000331	06/15/2026	Plainville Plainville	77 Taunton Street 2 Mirimichi Street	Abrow LLC	Town of Plainville Zoning Board c Appeals et al
26 MISC 000332	06/15/2026	Worcester	32 White Avenue	Jimmy Acevedo	Charlotte Victoria Broccolo
26 MISC 000333	06/16/2026	Andover	3 Regency Ridge	Primary Bank	American First Federal, Inc.
26 MISC 000334	06/16/2026	Gloucester	970 Washington Street	972 Washington, LLC	Joseph Parisi, III, as member of the City of Gloucester Zoning Board of Appeals et al
26 MISC 000335	06/18/2026	Walpole	16 Old Post Road	Thomas J. Redmond	James Redmond
26 MISC 000336	06/18/2026	Attleboro	161-163 Country Street	Temari Pimentel, as Trustee of Wolfenden Twin Homes Condominium Trust	Joanne Doyle, Individually, and a Trustee of Wolfenden Twin Homes Condominium Trust
26 MISC 000337	06/19/2026	New Bedford New Bedford	3979 Acushet Avenue 3979 Acushet Avenue	Leo P. Rousseau JR	Christopher C. Rousseau
26 MISC 000338	06/19/2026	Fairhaven	217 Alden Road	Lurdes Amado	Shaun A. DeGrace
26 MISC 000339	06/22/2026	Taunton	30 Mazzone Boulevard	In Good Health, Inc.	City of Taunton et al
26 MISC 000340	06/22/2026	Hingham	1 Irving Street	Grace M. Rizzoto-Griffiths	Town of Hingham et al
26 MISC 000341	06/23/2026	Framingham	71 Hemenway Road	Alana Boyle	ResCap Liquidating Trust as successor to GMAC Mortgage Corporation
26 MISC 000342	06/24/2026	Tewksbury	74 Adams Road	2499 Main Street, LLC	Curtis J. Glover et al

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26 MISC 000343	06/25/2026	Tewksbury	420 Manning Street	Evelyn Amoros-Centeno et al	Angelique Centeno (Budhoo) et al
26 MISC 000344	06/25/2026	Marlborough	3 Akroyd Street	Christopher Anderson	Alexander Rudski et al
26 MISC 000345	06/25/2026	Boston	1124 Dorchester Avenue	1126RDOTAVE LLC	Unknown Beneficiaries and Trustees of the 1124 Dorchester Avenue Realty Trust et al
26 MISC 000346	06/26/2026	Boston (Roslindale)	18 Ethel Street	Tiffany M. Griffin	Ivandro M. Cardoso et al
26 MISC 000347	06/26/2026	Haverhill	13 Moody Street	Justin Matkevicius	Molly Whalen et al
26 MISC 000348	06/29/2026	Salisbury	17 10th Street	Jared Eigerman, Trustee of the Amended and Restated Harold F. Humphrey 1997 Trust	Mark Oliveri et al
26 MISC 000349	06/29/2026	Millbury	5, 19 McGrath Road	Katherine Fairbanks, Trustee of the Fairbanks Family Irrevocable Trust	Jason Shilinsly, as Acting Interim Building Inspector of the Town of Millbury et al
26 MISC 000350	06/29/2026	Brockton	114 Cherry Street	Moss Home Solutions, LLC	Charles J. Scrufutis
26 MISC 000351	06/30/2026	Southwick	33 Granville Road	Jaden M. Fairthorne et al	Nancy C. Godbout as Conservator of David P. Twining et al
26 MISC 000352	06/30/2026	Methuen	3 Valley View Way	Beth Giles Personal Rep of Estate of Barbara Giles	Frank Giles

\*\*\*\* End of Report \*\*\*\*