

**Commonwealth of Massachusetts
Land Court Department
Cases Filed by File Date
Cases Filed : 6/1/2022 Through 8/31/2022**

Case Number	Filed Date	City	Street	Plaintiff	Defendant
22 MISC 000285	06/01/2022	Alford	Alford Road	Berkshire Natural Resources Council Inc.	American Institute for Economic Research
		Great Barrington	Spruce Drive		
22 MISC 000286	06/01/2022	Orange	16 Smith Avenue	TD Bank, N.A. formerly known as TD Banknorth, N.A.	Carl M. Bashaw
22 MISC 000287	06/01/2022	Littleton	86 King Street	Matthew P. Field Trustee of the M&M Realty Trust et al	Littleton Planning Board et al
22 MISC 000288	06/01/2022	Plymouth	24 Priscilla Beach Road	Alan Oransky	Bruce Howard Member of the Plymouth Conservation Commission et al
22 MISC 000289	06/02/2022	Becket	Quarry Road	John Lambert et al	Robert T. Ronzio Member of the Becket Planning Board et al
22 MISC 000290	06/02/2022	Stoneham	62 High Street	Virginia L. Isola (Estate of) by and through Its Executor, David J. Crotta, Jr.	Town of Stoneham
22 MISC 000291	06/03/2022	Lowell	1241 Lawrence St #302	Kerrie A. Young	Michelle L. Young
22 MISC 000292	06/03/2022	Boston	42 Segwick Street	Linda Hemenway	Gary A. Gelormini et al
22 MISC 000293	06/03/2022	Revere	1485 North Shore Road a/k/a North Shore Drive	Mani Farahani	Ash Family Limited Partnership et al
22 MISC 000294	06/03/2022	Oak Bluffs	100 Edgartown Vineyard Haven Road	Martha's Vineyard Regional School District	Town of Oak Bluffs Planning Board et al
22 MISC 000295	06/03/2022	Carver	36 South Meadow Road	Julie M. Hemingway	T. Steven Putney et al
22 MISC 000296	06/03/2022	Springfield	60 Arnold Avenue	Bank of America, N.A.	AHM SV, INC. formerly known as CNI National Mortgage Co.
22 MISC 000297	06/03/2022	Beverly	12 Palmer Road	Bank of America, N.A.	Argent Mortgage Company, LLC

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22 MISC 000298	06/03/2022	Dedham	7 South Stone Mill Drive, Unit 514	Bank of America, N.A.	MDCM Holdings, Inc. formerly known as First Mortgage Network, Inc.
22 MISC 000299	06/03/2022	Grafton	60, 70, 72 Adams Road	Adams Road Company, LLC	Kandy Lavallee As he/she is the Town Clerk for the Town of Grafton et al
22 MISC 000300	06/06/2022	Orleans	5 Beach Road	Laura V. Scheel et al	Town of Orleans Zoning Board of Appeals et al
22 MISC 000301	06/07/2022	Easthampton	72 East Street	Janette N. Vautrain et al	Kestrel Land Trust, Inc., as Trustee for Kestrel Land Trust, also known as Kestrel Trust
22 MISC 000302	06/07/2022	Haverhill	17 Sandler Terrace	Debra Canfield	John Scott et al
22 MISC 000303	06/08/2022	Winchester	Everett Avenue	Tod Gulick et al	Zoning Board of Appeals of Winchester et al
22 MISC 000304	06/08/2022	Brockton	141 Forest Street	U.S. Bank National Association, as Trustee for Bayview Financial Mortgage Pass-Through Trust 2006-B, Mortgage Pass-Through Certificates, Series 2006-B	Dana Chiles et al
22 MISC 000305	06/08/2022	Boston	42 Cross Street	Mary Beth Sweeney	Joseph A. Pace et al
22 MISC 000306	06/08/2022	Winthrop	120 Hermon Street	Amadi Nnodim	U.S. Bank National Association, Not in its individual capacity, but solely as Trustee for LB-Igloo Series IV Trust
22 MISC 000307	06/09/2022	Mashpee	29 Saddleback Road	Robert N. Dias et al	Mortgage Security Inc.
22 MISC 000308	06/09/2022	Falmouth	105 Redlands Road	Sandra J. Miranda	The Town of Falmouth Zoning Board of Appeals et al

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22 MISC 000309	06/09/2022	Holden Holden Holden	Salisbury Street Pine Tree Road Bailey Road	Holden Pine Tree, LLC	Scott Carlson Member of the Holden Planning Board et al
22 MISC 000310	06/10/2022	Scituate	30 Ocean Avenue & 30A/30R Ocean Avenue	Stephen Faber et al	Anthony J. Bucchere Member of the Zoning Board of Appeals Scituate et al
22 MISC 000311	06/10/2022	Boston	58 Prince Street	Songhua Cui	Carolyn Cucinatti Individually and as trustee for Prince Street Realty Trust et al
22 MISC 000312	06/10/2022	Pembroke	715 Washington Street	James Smith	George Thibeault et al
22 MISC 000313	06/10/2022	Peabody	13 Abby Ellen Lane	Tanveer Alam	13 Abby Ellen Trust et al
22 MISC 000314	06/13/2022	Boston	53 Charlotte Street	Bishop Ruben DeWayne	J.P. Morgan Mortgage Acquisitor Corp. et al
22 MISC 000315	06/13/2022	Leicester	19 Ingram Road	David F. Garceau JR	Shellpoint Mortgage Services et al
22 MISC 000316	06/13/2022	Rowley	366 Central Street	Timothy Toomey	Town of Rowley et al
22 MISC 000317	06/13/2022	Braintree	89 Canavan Drive	Chafic Menayrji et al	Albert J. Aniello et al
22 MISC 000318	06/13/2022	Springfield	95 Caseland Street	Christopher Traficante et al	Philip D. Martin et al
22 MISC 000319	06/13/2022	Duxbury	65 Pine Point Road	Maureen Stamper et al	The Town of Duxbury et al
22 MISC 000320	06/14/2022	Westwood	552 Gay Street	Duncan M. McFarland Trustee of the Gay Street/Sandy Valley Road Realty Trust et al	P.T. Realty Investors, LLC
22 MISC 000321	06/15/2022	Littleton	184 Tahattawan Road	Deutsche Bank National Trust Company, As Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R8	John P. Cooney et al

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22 MISC 000322	06/15/2022	South Hadley	22 Kendrick Street	Deutsche Bank National Trust Company, As Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7	Ameriquest Mortgage Company et al
22 MISC 000323	06/15/2022	Assonet	9 North Main Street	United Church of Assonet, INC.	Samuel J. Ruest
22 MISC 000324	06/15/2022	Brookline	197 Kent Street	Rajib A. Momen et al	Estate of Abdullah Mahmood et al
22 MISC 000325	06/15/2022	Marshfield	1001 Ocean Street	Bank Of America, N.A.	Argent Mortgage Company, LLC
22 MISC 000326	06/17/2022	Taunton	445 Myles Standish Boulevard	Greater Goods, LLC	City of Taunton Municipal Council et al
22 MISC 000327	06/17/2022	Westfield	Granville Road	Jared Turner	William E. Leonard Member of the Springfield Water and Sewer Commision et al
22 MISC 000328	06/17/2022	Winthrop	13 Willow Terrace	Frank Ferrera	Kenneth Hodgkins
22 MISC 000329	06/21/2022	Milton	115 Hollingsworth Road	Marionette Fennell-Patterson	Lisa M. Patterson et al
22 MISC 000330	06/21/2022	Somerville	208-210 Cedar Street	Jake Hurwitz et al	Nguyen Investment, LLC et al
22 MISC 000331	06/21/2022	Medford	126 Allston Street	Christine T. Lee	Tobias Karlsson
22 MISC 000332	06/21/2022	Arlington	200 Wollaston Avenue	Paula Lynch	Michael Lynch
22 MISC 000333	06/21/2022	Cambridge	11-13 Marcella Street	Nathaniel Rono et al	Cambridge Redevelopment Authority et al
22 MISC 000334	06/21/2022	Chelmsford	11 Eighth Avenue	Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE1 by: Saxon Mortgage Sservices, Inc. f/k/a Meritech Mortgage Services, Inc.	Town and Country Credit Corp.

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22 MISC 000335	06/22/2022	Arlington	84-86 Harlow Street	Mario Berlinghieri	Joseph Berlinghieri et al
22 MISC 000336	06/23/2022	Chicopee	75 Thomas Street	U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust	Ameriquest Mortgage Company
22 MISC 000337	06/23/2022	Winchendon	16 N. Ashburnham Road	Kevin Libby	Unknown Owners of Map 9-Parcel 50 Spring Street. aka 16 N. Ashburnham Road, Winchendon, MA
22 MISC 000338	06/23/2022	Woburn	10 Russell Court	Jayden Simonson As Atty-in-Fact under Durable Power of Atty. for Julie McDevit	Julie McDevitt et al
22 MISC 000339	06/23/2022	Wayland	9 Brewster Road	Simone E. Mordas	Michael T. Vassalotti JR et al
22 MISC 000340	06/24/2022	Leominster	114 Sycamore Drive	Mark J. Femino	Kelly L. McNamara et al
22 MISC 000341	06/24/2022	Barnstable	16 Tera Terrace	JPMorgan Chase Bank, N.A., Successor by Merger to Chase Mortgage Company	Vito A. Lopopolo et al
22 MISC 000342	06/27/2022	Lancaster	44 High Steet Extension	Ruberter Portorreal Santos	Frederico J.G. Pires
22 MISC 000343	06/28/2022	Lee	Summer Street	Timothy E. Chiquoine et al	Open Door Church of Lee, Massachusetts, Inc.
22 MISC 000344	06/28/2022	Lakeville	22 Staples Shore Road	Steven Arsenault	U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for the Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-2

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22 MISC 000345	06/29/2022	Ipswich	1 Congress Street	JPMorgan Chase Bank, N.A., Successor by Merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation	Birch S. Norton et al
22 MISC 000346	06/29/2022	Norwood	22 Kettering Road	JPMorgan Chase Bank, N.A., Successor by Merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation	Stephen C. Corio et al
22 MISC 000347	06/30/2022	Lynn	539 Western Avenue	Building Association, Franco-American War Veterans Inc., Post No. 12	Franco American Building Association
22 MISC 000348	06/30/2022	Lynn	48 New Park Street	Jose Reynoso	Ana Reynoso
22 MISC 000349	06/30/2022	Webster	39 Bates Grove Road	Renee Dupont-Kuhawski Trustee of the Renee Dupont-Kujawski Trust	Osmant K. Pyle III et al
22 MISC 000350	07/01/2022	Ludlow	30 Lillian Street	Thomas A. Henriques	John E. Henriques et al
22 MISC 000351	07/05/2022	Dracut	3 Wyman Road	Melissa Townsend	Matthew Danner
22 MISC 000352	07/05/2022	Westfield	70 Pineridge Drive	PHH Mortgage Corporation	American Express National Bank s/i/i to American Express Bank, FSB
22 MISC 000353	07/07/2022	Ludlow	10 Birch Street	Domingos Goncalves	Ana P. LeBlanc et al
22 MISC 000354	07/08/2022	Malden	60 Linwood Street	Jin Wen Chen	Real Time Resolutions, Inc.
22 MISC 000355	07/08/2022	Dover	26 Valley Road	Tim Walls	Marshall F. Howland et al
22 MISC 000356	07/08/2022	Tisbury	4 and 10 State Road	4 State Road MVY, LLC	Joseph Grillo Trustee of the 10 State Road Condominium Trust
22 MISC 000357	07/08/2022	Oak Bluffs	Martha's Vineyard camp Meeting Association Campgrounds	Richard J. Parker et al	Martha's Vineyard Camp Meeting Association, Inc.

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22 MISC 000358	07/11/2022	Shrewsbury	193 Hartford Turnpike	Coles Pond LLC	Maribeth Lynch Member of the Shrewsbury Zoning Board of Appeals et al
22 MISC 000359	07/11/2022	Wilbraham	14 High Ridge Road	Robert M. McCarthy on behalf of The Estate of James J. McCarthy	Maureen C. Landry et al
22 MISC 000360	07/11/2022	Oak Bluffs	80 Trinity Park	Martha's Vineyard Camp Meeting Association	T. Ewell Hopkins Member of the Oak Bluffs Planning Board et al
22 MISC 000361	07/11/2022	Barnstable	71 Sachum Drive	Robert I. Aronson Trustee of the Robert I. Aronson and Marcy E Kopelman 2003 Trust et al	Marla Pietroniro Trustee and Beneficiary of the Arthur Greenfield Revocable Trust
22 MISC 000362	07/11/2022	Boston	127 Beacon Street	Travis Hunter	New England Home Mortgage, LLP et al
22 MISC 000363	07/11/2022	Milford	10 Hunter Circle	Brad R. Sweeney et al	Superior Mortgage Corp. doing business as Superior Mortgage Loan Services et al
22 MISC 000365	07/12/2022	Woburn	18 Green Street	Marcio Silva	City of Woburn et al
22 MISC 000364	07/13/2022	Scituate	6 Cliff Road	David C. DiBenedetto	Town of Scituate et al
22 MISC 000366	07/13/2022	Beverly	97 Bisson Street	Christopher J. Doyle et al	Gordene Mackenzie et al
22 MISC 000367	07/13/2022	Westfield	138 West Silver Street	Lori St. Louis	Pine Street Cemetery Association, Inc.
22 MISC 000368	07/15/2022	Belmont	98-100 Elm Street	Kristin Jardin formerly known as Kristin Mahnke, Special Personal Representative of the Estate of Shirley Mahnke	Kenneth S. Mahnke et al
22 MISC 000369	07/15/2022	Wilbraham	7 Iroquois Lane	Patrick Aristide et al	Neighborhood Housing Services, of America, Inc.
22 MISC 000370	07/15/2022	Springfield	91 Marion Street	Michal G. Ricca et al	Clark Partners, LLC

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22 MISC 000371	07/18/2022	Braintree	247 Shaw Street	U.S Bank Trust National Association, as Trustee of the Bungalow Series IV Trust	Truist Bank formerly known as Branch Banking and Trust Company s/b/m to Colonial Bank f/k/a Colonial Bank, N.A, s/b/m to Colonial Mortgage Company
22 MISC 000372	07/18/2022	Boston	39 Theodore Street	Daniel Eastwood	Zuleyka Santiago Fuentes
22 MISC 000373	07/19/2022	Clinton	525 Water Street	Michele V. Berio	Town of Clinton et al
22 MISC 000374	07/19/2022	Lynnfield	15 Melch Road	James M. Quinn et al	Stephen J. Slaney et al
22 MISC 000375	07/19/2022	Boston	36-38 Elm Hill	Jeffrey Willis et al	Thomas H. Shepard et al
22 MISC 000376	07/19/2022	Ipswich	2-4 Winter Street	Donald R. Stone et al	Robert Gambale Member of the Ipswich Zoning Board of Appeals et al
22 MISC 000377	07/19/2022	Somerville	28-44 Broadway	Elio Lorusso Trustee of the Lorusso Family Irrevocable Trust et al	Lower Broadway Development, LLC et al
22 MISC 000378	07/19/2022	Hanson	606 Monopossett Street	Keith E. Lyons	CNI National Mortgage Co.
22 MISC 000379	07/19/2022	Beverly	15 Rezza Road	Louise Shirley Spiridigliozzi et al	John Patrick Pigsley, Sr. Individually and as trustee of The John P. Pigsley Trust et al
22 MISC 000380	07/20/2022	Revere	40-42 Arcadia Street	Edward Almeida et al	McClelland Rondon et al
22 MISC 000381	07/20/2022	Brockton	186-188 Forest Avenue	Khanh Chuong-Van et al	Margaret I. Fitzmaurice (Heirs, etc.) et al
22 MISC 000382	07/20/2022	Hingham	107 Main Street	Dover Mill, LLC	Planning Board of the Town of Hingham
22 MISC 000383	07/21/2022	Fitchburg	57 Chester Street	EMC Mortgage LLC formerly known as EMC Mortgage Corporation	JJ2M Properties LLC et al

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22 MISC 000384	07/21/2022	Newton	145 Highland Street	Bank of America, N.A., Successor by Merger to Fleet National Bank	Neil Druker et al
22 MISC 000385	07/21/2022	Brookline	47 Corey Road	JPMorgan Chase Bank, N.A.	Jill Streck et al
22 MISC 000386	07/21/2022	Carver	14 Oak Drive	Daniel J. Karpowicz Trustee of Daniel J.Karpowicz Revocable Trust	White Sands Development Company, Inc.
22 MISC 000387	07/25/2022	Boston	300 Boylston Street	Gannet Realty Holdings US, LLC	Valery Borisenko et al
22 MISC 000388	07/25/2022	Wellfleet	Old Kings Highway	Judith N. Stiles	Annie Margaret Nuche (Heirs, etc.) formerly known as Annie Margaret Robbins, f/k/a Annie Margaret Correia, f/k/a Annie M. Love, f/k/a Annie M. Ehney, f/k/a Annie Pennington
22 MISC 000389	07/25/2022	Brookline	16 South Street	Chengui Song et al	Danielle N. Hannigan et al
22 MISC 000390	07/25/2022	North Andover	120 Bear Hill Road	Merrimac Valley Credit Union formerly known as Merrimack Valley Federal Credit Union	Robin Randall-Curtin et al
22 MISC 000391	07/25/2022	Boston	Adams Street	Linda Finn formerly known as Linda A. Machnig	Mary A. Tod
22 MISC 000392	07/25/2022	Dalton	899 South Street	Gregory J. Schnopp Trustee of the Schnopp Family Nominee Trust	Raymond Robert doing business as Ray Robert Excavating & Trucking
22 MISC 000393	07/26/2022	Fall River	175 & 177-179 East Main Street	Manuel Rodrigues et al	Jaline L. Borges et al
22 MISC 000394	07/26/2022	Newton	41 Berwick Road	Victor H. Polk JR et al	Carlson Pian et al
22 MISC 000395	07/27/2022	Weymouth	60 Prospect Hill Drive	Seth Lippincott et al	Robert J. Donnelly
22 MISC 000396	07/27/2022	Montgomery	83 Main Road	Taylor Virginia Smith	Thomas M. Thornton

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22 MISC 000397	07/29/2022	Franklin Franklin	15 Rolling Ridge Road 37 Hilltip Road	Vanessa Walsh	Belinda Arnold et al
22 MISC 000398	07/29/2022	Ipswich	15 & 17 Stage Hill Road	Luke M. Hourican et al	Kathleen D. Schildback et al
22 MISC 000399	07/29/2022	Marshfield	1024 Forest Street	John F. Vezina Trustee of the Vezina Realty Trust et al	Town of Marshfield Planning Board et al
22 MISC 000400	08/01/2022	Norwood	569 Boston Providence Turnpike	David Spiegel Trustee of the Irene Realty Trust	Joseph F. Sheehan Member of the Norwood Planning Board et a
22 MISC 000402	08/01/2022	Lakeville	7 Shockley Drive	Katheryn E. Martin	CNI National Mortgage
22 MISC 000403	08/02/2022	Webster	5-9 Lakeview Road	Faith Rubin	Melissa Setzer et al
22 MISC 000404	08/02/2022	Revere	63 Franklin Avenue	JMF Realty LLC	Cynthia R. Tatelman (Estate of) et al
22 MISC 000405	08/03/2022	Harwich	30 Gilbert Lane	Robert J. Yorio	Judith M. Yorio Trustee of the Judith M. Yorio Revocable Trust
22 MISC 000406	08/03/2022	Tisbury	450 State Road	Sunset PCK, LLC	Eric C. Woods Trustee of the Walter C. Woods Trust
22 MISC 000407	08/03/2022	Waltham	69-71 Porter Road	Michael Greco	William Donnelly
22 MISC 000408	08/05/2022	Gloucester	452R Washington Street	Alison Marlow	Kevin Foley et al
22 MISC 000409	08/05/2022	Nantucket	6 Wesco Place	Nantucket Islands Land Bank	Hunter S. Ziesing Co-Trustee of the Lampooon Nominee Trust et al
22 MISC 000410	08/08/2022	Wakefield	581 Salem Street	581 Salem Apartments LLC	Town of Wakefield et al
22 MISC 000411	08/08/2022	Newton	66 Linden Street	Robin Ferrante et al	Peter Tracy Individually and as trustee of The Tracy Family Trust
22 MISC 000412	08/09/2022	Andover	138-140 Haverhill Street	South Bay Properties LLC II	Zachary Bergeron Member of the Andover Planning Board et al
22 MISC 000413	08/09/2022	Nantucket	5 High Brush Path	Trustees of The Austin Farm Estates Homeowners Association Trust	Holly Coburn

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22 MISC 000414	08/09/2022	Mansfield	19 Knight Way	FOD, LLC	Planning Board of the Town of Mansfield
22 MISC 000415	08/09/2022	Winthrop	46 Main Street	Laura Corbosiero et al	Mary Gagliardi By and through attorney-in-fact Samuel S. Gagliardi et al

**** End of Report ****