

APPENDIX 6

NOTICE OF INTENT

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage dated February 27, 2025 by 11 VIKING LLC to Steven A. Ross, Trustee of QS Lending Three Trust u/d/t dated October 25, 2022, (recorded with Middlesex County South Registry of Deeds in Book 80884, Page 355), said mortgage recorded with the Middlesex County South Registry of Deeds in Book 83808, Page 24, 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 **2:30 p.m. on the 9th day of January, 2026** on the premises at 11 Viking Road, Winchester, Massachusetts, all and singular the premises described in said mortgage.

To wit:
Property Address:
11 Viking Road, Winchester, Massachusetts 01890

The land in Winchester, Middlesex County, Commonwealth of Massachusetts, shown as Lot 8 on a plan entitled, "Mystic estates in Winchester, Massachusetts", Albert A. Miller and Wilbur C. Nylander, Civil Engineers, dated December 2, 1969, and recorded in the Middlesex South District Registry of Deeds in Book 11860, Page 171, bounded and described as follows:

NORTHWESTERLY by A curved line on Viking Road, as shown on said plan, seventy-six and 16/100 (76.16) feet;

NORTHWESTERLY again by Lot 7 as shown on said plan, by two

lines, eighty-seven and 33/100 (87.33) feet and forty (40.00) feet, respectively;

EASTERLY by land now or formerly of C.B. Westgate & Son, Inc. and Josephine L. Scaldini by two lines as shown on said plan, one hundred seventeen (117.00) feet and one hundred ninety-nine and 56/100 (199.56) feet; respectively;

SOUTHERLY by a portion of land now or formerly of George J. and Marie A. Baratta as shown on said plan, forty-six and 80/100 (46.80) feet; and

SOUTHWESTERLY by Lot 9 as shown on said plan, in two lines, one hundred forty and 08/100 (147.08) feet and sixty-one and 57/100 (61.57) feet respectively.

Containing according to said plan 24,884 square feet of land.

The above-described premises are conveyed subject to and with the benefit of, as the case may be, all rights, easements, covenants, restrictions, agreements, conditions, encumbrances and other matters of record appertaining thereto, if any, insofar as the same may now be in force and applicable

For our title, see deed recorded from Annmarie E. Grewal and Kurt Grewal, dated September 1, 2023 recorded at the Middlesex South County Registry of Deeds at Book 82040, Page 428.

Premises 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, 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, 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 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 One Hundred Thousand and 00/100 Dollars (\$100,000.00) 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 Mirrione, Shaughnessy & Uitti, LLC, 2 Battery March Park, Suite 202, 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.

Steven A. Ross, Trustee of QS Lending Three Trust u/d/t dated October 25, 2022
Present holder of said mortgage
By his Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Battery March Park, Suite 202
Quincy, MA 02169
251312 12/19, 26/25, 1/2/26

LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage dated February 27, 2025 by 6 IVY CIRCLE, LLC to Steven A. Ross, Trustee of QS Lending Three Trust u/d/t dated October 25, 2022, (recorded with Middlesex County South Registry of Deeds in Book 80884, Page 355), said mortgage recorded with the Middlesex County South Registry of Deeds in Book 83808, Page 1, as affected by that certain Confirmatory Mortgage dated September 24, 2025 and recorded with the Middlesex County South Registry of Deeds in Book 84661, Page 501 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 **2:00 p.m. on the 9th day of January, 2026** on the premises at 6 Ivy Circle, Winchester, Massachusetts, all and singular the premises described in said mortgage.

To wit:
Property Address:
6 Ivy Circle, Winchester, Massachusetts 01890

A certain parcel of land, with the buildings thereon in Winchester, Middlesex County, Commonwealth of Massachusetts, being now numbered 6 Ivy Circle and being shown as Lot #2 on a plan entitled, "Plan & Profile of Ivy Circle in Winchester, Massachusetts," for B.A. and E.S. Miliaras" dated November 14, 1964, by Francis E. Burke, Civil Engineer, recorded with Middlesex South District Deeds, Record Book 10774, Page 148, being bounded and described as follows:

SOUTHERLY by said Ivy Circle by two curved lines measuring seventy-six and 36/100 (76.36) feet and twelve and 96/100 (12.96) feet, respectively;

WESTERLY by Lot #1 on said plan, one hundred twenty-three and 96/100 (123.96) feet;

NORTHWESTERLY by land now or formerly of William W. Wightman and Margaret B. Wightman, sixteen (16) feet.

NORTEASTERLY by land now or formerly of the Town of Winchester, one hundred seventy-five and 60/100 (175.60) feet; and

SOUTHERLY again by Lot #3 on said plan, seventy-one and 52/100 (71.52) feet.

Containing 10,348 square feet more or less.

Together with the right to use said Ivy Circle throughout in entire length and width in common with other having like rights therein.

Subject to an order of taking by the Town of Winchester, dated July 26, 1982, and recorded with the Middlesex South County Registry of Deeds at Book 14723, Page 253.

Said premises are conveyed subject to, and with the benefit of, any other easements and restrictions of record insofar as the same may now be in force and applicable, by no new imposition thereof is hereby intended.

For title see deed of Mark L. Pharo, Trustee of the Richard L. Pharo 1998 Revocable Trust dated January 11, 2024, recorded with Middlesex South Registry of Deeds at Book 82413, Page 52.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way,

For title see deed of Mark L. Pharo, Trustee of the Richard L. Pharo 1998 Revocable Trust dated January 11, 2024, recorded with Middlesex South Registry of Deeds at Book 82413, Page 52.

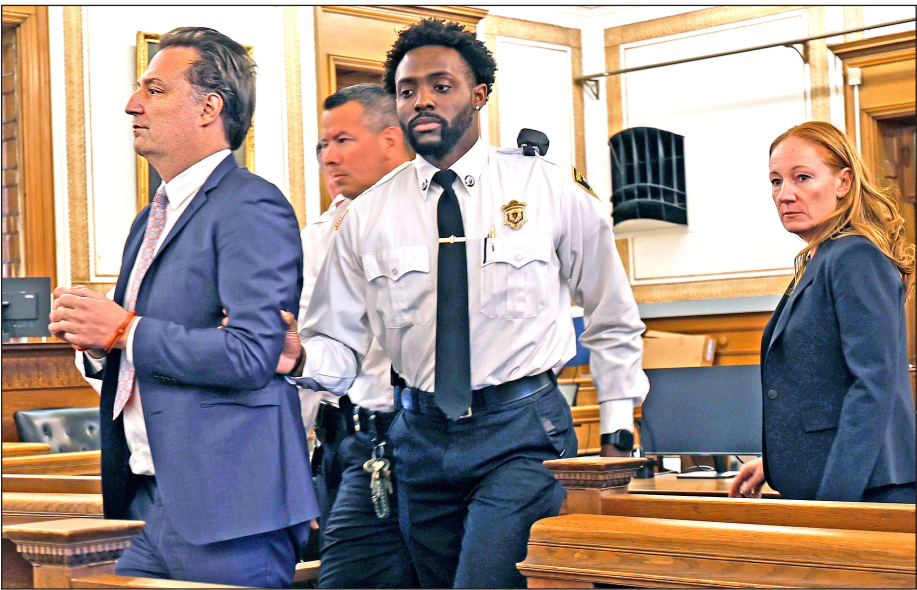
Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments 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, 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 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 Fifty Thousand and 00/100 Dollars (\$50,000.00) 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 Mirrione, Shaughnessy & Uitti, LLC, 2 Battery March Park, Suite 202, 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.

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Present holder of said mortgage
By his Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Battery March Park, Suite 202
Quincy, MA 02169
251313 12/19, 26/25, 1/2/26

Brian Walshe is sentenced to life in prison for the murder of his wife, whose body was never found



BRIAN WALSH, left, is escorted out of court after being found guilty of the first degree murder of his wife Ana in 2023 by a Norfolk Superior Court jury in Dedham, Mass., on Monday, Dec. 15, 2025. (Greg Derr/The Patriot Ledger via AP, Pool)

By **MICHAEL CASEY** and **PATRICK WHITTLE**
Associated Press

BOSTON (AP) — A Boston-area man was sentenced Thursday to life in prison for the grisly murder of his wife, who disappeared nearly three years ago and whose body has never been found.

Brian Walshe, 50, was convicted Monday of first-degree murder in the killing of Ana Walshe, 39. The sentence carries no possibility of parole.

He pleaded guilty in November to misleading police and illegally disposing of a body after admitting he had dismembered her body and disposed of it in dumpster. He said he did so only after panicking when he found she had died in bed.

Judge Diane Freniere called Walshe's crimes "barbaric and incomprehensible" and she chastised him for "deceitful and manipulative behavior."

Walshe showed no emotion as the sentence was read.

Children "without their mother's hand to hold"

Before the sentencing, Ana Walshe's sister Aleksandra Dimitrijevic told the court about how the death has devastated her family, especially because they cannot have a proper burial without a body.

"I struggle with the grief that comes without warning, hoping every morning that this is just a terrible dream," she said. "The most painful part of this loss is knowing her children must now grow up without their mother's hand to hold. They now face

a lifetime of milestones, big and small, where her absence will be deeply and painfully felt."

The couple's three young children are in state custody. They had been married for about six years at the time of Ana's death.

No chance to properly grieve

Walshe was also sentenced to 19 to 25 years for witness intimidation and two to three years for improper disposal of a body. Those sentences are to run consecutive to his life sentence, the judge ruled.

Walshe's lawyer, Kelli Porges, described the consecutive sentencing — which prosecutors requested due to the severity of the crimes — as "excessive." Freniere disagreed.

"You had no regard for the lifelong mental harm that your criminal acts inflicted on your then two, four and six year old sons, not only in taking their mother, but also, as is specific to this charge, and never being able to properly grieve that loss, to say goodbye to their mom," Freniere said to Walsh during sentencing.

Assistant District Attorney Gregory Connor defended the sentence.

"When I looked behind me after the closing arguments, I realized that was the closest day that those people had come to a wake, because they never got together to mourn her. And that happened three years later," Connor said.

"We recognize it's harsh," he said of the sentencing recommendation, "but we think it's appropriate based on the facts."

Online searches reveal

dismemberment and disposal plan

Ana Walshe, a real estate agent who immigrated from Serbia, was last seen early Jan. 1, 2023, after a New Year's Eve dinner at the couple's home.

When initially questioned by investigators, Walshe said his wife had been called to Washington, D.C., for a work emergency. But witnesses testified there was no evidence Ana Walshe took a ride service to the airport or boarded a flight. Walshe didn't contact her employer until Jan. 4.

During the trial, prosecutors leaned heavily on digital evidence found on devices connected to Walshe, including online searches for "dismemberment and best ways to dispose of a body," "how long before a body starts to smell" and "hacksaw best tool to dismember."

Investigators also found searches on a laptop that included "how long for someone missing to inherit," "how long missing to be dead," and "can you throw away body parts," prosecutors told the jury.

Surveillance video also showed a man resembling Walshe throwing what appeared to be heavy trash bags into a dumpster not far from the couple's home. A subsequent search of a trash processing facility near his mother's home uncovered bags containing a hatchet, hammer, sheers, hacksaw, towels, and a protective Tyvek suit, cleaning agents, a Prada purse, boots like the ones Ana Walshe was last seen wearing and a COVID-19 vaccination card with her name.

DOJ vowed to punish those who disrupt Trump's immigration crackdown. Dozens of cases have crumbled

WASHINGTON (AP) — The Justice Department has embarked on a monthslong effort to prosecute people accused of assaulting federal officers during protests of President Donald Trump's immigration policies. Attorney General Pam Bondi vows such offenders will face "severe consequences." But an Associated Press review of 166 federal criminal cases brought since May against protesters in four Democratic-led cities at the epicenter of demonstrations shows the Justice Department has struggled to deliver on that commitment. The review found that of 100 people initially charged with felony assaults on federal agents,

55 saw their charges reduced to misdemeanors or dismissed. More than 40% of cases involved relatively

minor misdemeanors. All five people who've gone to trial were acquitted.



SIDNEY REID, 44, of Washington, poses for a portrait near where she was arrested while protesting immigration detentions, Tuesday, Dec. 16, 2025, in Washington. (AP Photo/Jacquelyn Martin)

LEGAL NOTICES ARCHIVE:

All published legal notices are posted to the Massachusetts Public Notices website.

To search the archive of previously published legal notices go to: www.homenewshere.com or <http://masspublicnotices.org/Search.aspx>

Public Announcement Concerning a Proposed Health Care Project

Beth Israel Lahey Health, Inc. ("Applicant"), with a principal place of business at 20 University Road, Suite 700, Cambridge MA 02138, intends to file a Notice of Determination of Need with the Massachusetts Department of Public Health for Winchester Hospital, located at 41 Highland Avenue, Winchester MA 01890, to add three endoscopy procedure rooms and seven pre/post-operative care bays at its endoscopy center located at 10P Commerce Way, Woburn, MA 01801 (the "Project"). The total value of the Project based on the maximum capital expenditure is \$1,912,573.00. The Applicant does not anticipate any price or service impacts on the Applicant's existing patient panel as a result of the Project. Any ten Taxpayers of Massachusetts may register in connection with the intended Application by no later than November 28, 2025, or 30 days from the filing date, whichever is later by contacting the Department of Health, Determination of Need Program, 67 Forest Street, Marlborough, MA 01752.

251318 12/19/25

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To search the archive of previously published legal notices go to: www.homenewshere.com or <http://masspublicnotices.org/Search.aspx>

***D.V.* GOCHIS**
INSURANCE
781.272.8306

APPENDIX 7

CERTIFICATE OF ORGANIZATION

BETH ISRAEL LAHEY HEALTH, INC.

BILH- 25101614-AS

ARTICLES OF INCORPORATION

Articles of Organization – 11/27/2018

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2018/1127/001517515/0003/201848640920_1.pdf

Articles of Amendment – 7/19/2019

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2019/0719/001716104/0001/201915220970_1.pdf

Articles of Amendment – 1/19/2022

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2022/0119/000000000/1391/202297128210_1.pdf

Articles of Amendment – 3/29/2024

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2024/0329/000000003/2244/202465383320_1.pdf

APPENDIX 8

ACO LETTER



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

Eryn Eddy
Beth Israel Lahey Health Performance Network
109 Brookline Avenue Suite 300
Boston, MA 02215

RE: ACO LEAP Re-Certification

Dear Mrs. Eddy:

Congratulations! The Health Policy Commission (HPC) is pleased to inform you that Beth Israel Lahey Health Performance Network 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. Beth Israel Lahey Health Performance Network meets those criteria.

The HPC will promote Beth Israel Lahey Health Performance Network 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, appearing to read "David Seltz".

David Seltz
Executive Director

APPENDIX 9

AFFIDAVIT



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: BILH-25102211-AS

Original Application Date: 12/02/2025

Applicant Name: Beth Israel Lahey 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; will be made if applicable
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

Kevin Tabb, MD

Signature:

Date

12/11/2025

CEO for Corporation Name:

Ann-Ellen Hornbridge, JD

Signature:

Date

12/11/2025

Board Chair for Corporation Name:

*been informed of the contents of

**have been informed that

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

This document is ready to print: ☐

Date/time Stamp:

APPENDIX 10

FILING FEE



October 23, 2025

Fabiola Catulle, Application Manager
Determination of Need Program
Department of Public Health
67 Forest Street
Marlborough, MA 01752

Re: **DoN Application No. BILH-25102211-AS**
To: **Commonwealth of Massachusetts**

Please find the enclosed payment in the amount of \$3,825.15 for the applicate for **DoN # BILH-25102211-AS** that has been submitted by Beth Israel Lahey Health for a project by Winchester Hospital.

Please contact me at catharine.a.robertson@lahey.org or 781-756-2114 if there are any questions.

Thank you,

A handwritten signature in black ink that reads "Catharine Robertson". The signature is written in a cursive, flowing style.

Catharine Robertson
Vice President of Ambulatory Services
Winchester Hospital

View Supplier Payment

11:24 AM

11/05/2025

Page 1 of 1

Supplier Payment	Supplier Payment: COMMONWEALTH OF MASSACHUSETTS - Remit-To: 67 FOREST ST DIV OF LICENSURE & CERTIFICATION MARLBORO MA 01752: 11/03/2025
Status	Complete
Reconciliation Status	Unreconciled

Payment Information

Company	Beth Israel Lahey Health, Inc.
Payee	COMMONWEALTH OF MASSACHUSETTS - Remit-To: 67 FOREST ST DIV OF LICENSURE & CERTIFICATION MARLBORO MA 01752
Payment Date	11/03/2025
Payment Amount	3,825.15
Currency	USD
Memo	

Transaction Reference	315716
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Invoices Paid

Invoice	Invoice Date	Supplier's Invoice Number	Invoice Amount	Discount Due Date	Invoice Due Date	Discount Taken	Payment Amount
Supplier Invoice: V2500729331	10/23/2025	BILH-25102211-AS	3,825.15		10/23/2025	0.00	3,825.15