

**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 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 Batterymarch 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 Batterymarch Park, Suite 202  
Quincy, MA 02169  
251312 12/19, 26/25, 1/2/26

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.

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

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 Batterymarch 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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2 Batterymarch 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.

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, shears, 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.

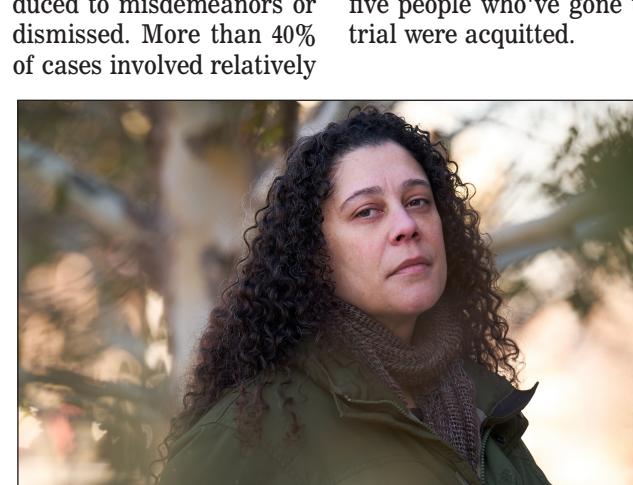
Online searches reveal

## 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 months-long 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,

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](http://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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go to: [www.homenewshere.com](http://www.homenewshere.com) or

<http://masspublicnotices.org/Search.aspx>

# Food Pantry Guide

Burlington, MA



## People Helping People Food Pantry

### Location

- 21-23 Murray Avenue, Burlington, MA 01803

### Phone

- 781-270-6625

### Pantry Hours (For Registered Pantry Clients)

- Tuesday: 3 PM - 7 PM
- Wednesday: 11 AM - 1 PM
- Thursday: 10 AM - 12 PM

### Donation Center

- Open daily from 6 AM - 7 PM at 21 Murray Avenue.



For more information and resources, visit [burlingtonpubliclibrary.org/382/Food-and-Basic-Needs](http://burlingtonpubliclibrary.org/382/Food-and-Basic-Needs)



## Burlington Public Library Micropantry

### Location

- 21 Sears Avenue, Burlington, MA 01803

### Phone

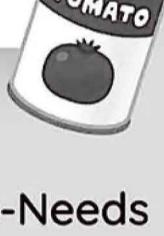
- 781-270-1690

### Pantry Hours

- Open during regular library hours

### Additional Details

- Donate or pick up free non-perishable food items on the shelves near the exit.



## Sen. Lewis hosts January office hours

WINCHESTER - State Senator Jason Lewis will be holding office hours in Winchester on Monday, Jan. 5, 2026, from 10:30 - 11:30 a.m. at the Winchester Public Library (80 Washington St.).

Any Winchester resident is welcome to attend office hours, with no appointment necessary, to meet with the Senator and discuss any constituent issues or legislative feedback.

Sen. Lewis will also be holding office hours the same day in Stoneham from 12 - 1 p.m. at the Stoneham Senior Center (136 Elm St.), and in Reading from 1:30 - 2:30 p.m. at the Pleasant Street Center (49 Pleasant St.).

## Card games continue at the Burlington Public Library

BURLINGTON - The Burlington Public Library continues its gaming initiative.

Continuing on the first Thursday of every month, this exciting ongoing series hopes to build a community centered around strategic tabletop fun.

Whether you're a seasoned gamer or a curious newcomer, this meet up is designed to cater to all skill levels. Each month the group will feature a specific tabletop game, offering guided instruction to ensure all attendees can participate.

Following the featured game, participants are welcome to explore an open play period where a variety of tabletop games will be available for selection. Attendees are even encouraged to bring their own games from home to share with the group.

While those that come to play must be 16+, the majority of the titles featured will then be added to the circulating collection at the Library for gamers of all ages to borrow with their Library Card!

The Library is also excited to have secured partners with leading game distributors who have generously provided copies of their popular games for the community to play free of charge.

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**781-279-1122**

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James Haggerty - Woburn Editor  
Mark Biagiotti - Burlington Editor  
Pat Blais - Reading News Editor  
Ryan LaRoche - Winchester News Editor

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Postmaster - Send address changes to: Daily Times Chronicle  
36 Commerce Way, Unit 410, Woburn, MA 01801-2090



## Have a Joy Filled Holiday Season



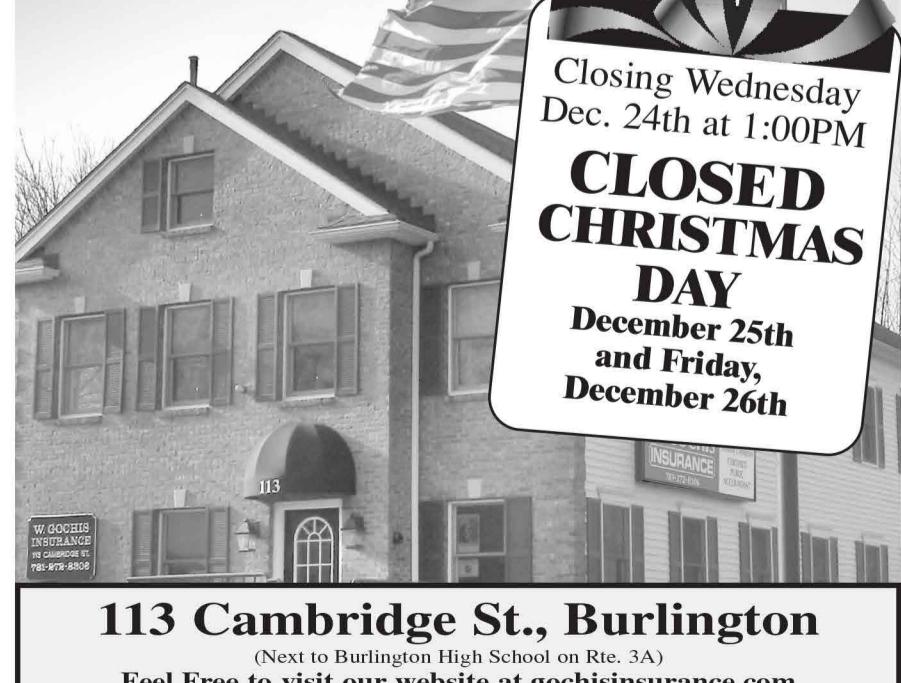
Here's wishing you a glorious holiday season filled with love, laughter and good health.

Thank you to all our clients, friends and neighbors in the community.

Make it a healthy, safe holiday!

**“Don’t Drink and Drive”**

If you must share a toast, please have a designated driver available.



**W. GOCHIS INSURANCE**  
781.272.8306

113 Cambridge St., Burlington (Next to Burlington High School on Rte. 3A)

Feel Free to visit our website at [gochisinsurance.com](http://gochisinsurance.com)

781-272-8306 • 781-272-5072 • 781-944-8700

Fax: 781-272-1362

**APPENDIX 7**

**CERTIFICATE OF ORGANIZATION**

## BETH ISRAEL LAHEY HEALTH, INC.

BILH- 25101614-AS

## ARTICLES OF INCORPORATION

## Articles of Organization – 11/27/2018

## Articles of Amendment – 7/19/2019

## Articles of Amendment – 1/19/2022

## Articles of Amendment – 3/29/2024

[https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP\\_DRIVE1/2024/0329/00000003/2244/202465383320\\_1.pdf](https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2024/0329/00000003/2244/202465383320_1.pdf)

## **APPENDIX 8**

### **ACO LETTER**



# The Commonwealth of Massachusetts

## HEALTH POLICY COMMISSION

50 MILK STREET, 8TH FLOOR

BOSTON, MASSACHUSETTS 02109

(617) 979-1400

DEBORAH DEVAUX  
CHAIR

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](mailto:HPC-Certification@mass.gov) or (617) 757-1649.

Best wishes,

A handwritten signature in blue ink that reads "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](mailto:dph.don@state.ma.us) Include all attachments as requested.

Application Number:  Original Application Date:

Applicant Name:

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 thereto~~;
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

CEO for Corporation Name:

12/11/2025

Date

Ann-Ellen Hornbridge, JD

Board Chair for Corporation Name:

Signature:

12/11/2025

Date

\*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](mailto: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 fluid and cursive, with "Catharine" on the top line and "Robertson" on the bottom line.

Catharine Robertson  
Vice President of Ambulatory Services  
Winchester Hospital

# View Supplier Payment

11:24 AM

11/05/2025

Page 1 of 1

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

**Transaction Reference** 315716

## 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