LEGAL NOTICES

NOTICE OF PUBLIC HEARING ON CABLE BASIC SERVICE RATE RATES

The Department of Telecommunications and Cable ("Department") pursuant to G.L. c. 166A § 15, and 207 C.M.R. § 6.03, will hold a public and evidentiary hearing to review proposed basic service rate equipment and installation rates of Comcast, Inc. d/b/a Fox Communications (Comcast) for the Town of Holland, Massachusetts. The hearing will take place at:

Department of Telecommunications and Cable
Hearing Room 1E
10 Park Plaza
10 Washington Street
Boston, Massachusetts 02116-3920
Tuesday, October 24, 2017 at 10:00 A.M.

This proceeding has been docketed as D.T.C. 17-2, and is a formal adjudicatory proceeding conducted under G.L. c. 30A and 207 C.M.R. § 1.03.

Any person who desires to participate in this proceeding must file a written petition for leave to intervene or to participate in electronic format by e-mail attachment to dtc.petitions@state.ma.us or in hard copy to:

Shanda Grant
Department of Telecommunications and Cable
1000 Washington Street, Suite 820
Boston, MA 02118-6500

Petitions for leave to intervene must be received by 5:00 P.M. on Tuesday, October 17, 2017. Such petitions must satisfy the substantive requirements of 207 C.M.R. § 1.03(3). The text of the e-mail or written petition must specify: (1) the name of the cable operator; (2) the docket number; (3) the name of the person submitting the filing; (4) that person's municipal title, if any; and (5) a brief descriptive title of the document (e.g., petition to intervene or participate). The petition should also include the name, title, and telephone number of a person to contact in the event of questions about the filing.

Reasonable accommodations for people with disabilities are available upon request. Include a description of the accommodation you will need. In drafting as much detail as you can also include a way we can contact you if we need more information. Please allow at least two weeks (11 days) advance notice. Last minute requests will be accepted, but may be impossible to provide. All such requests should be submitted to Brenda Green at brenda.green@state.ma.us or (617) 305-3580.

October 3, 17, 2017

COMMONWEALTH OF MASSACHUSETTS

(SEAL) LAND COURT

DEPARTMENT OF THE TRIAL COURT

17 EM 004905

ORDER OF NOTICE

TO,

Alumnus D. McFaddae; Marlo L. McFadden

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C.C. 50 §3931 et seq.

Mortgagee Bank

claiming to have an interest in a Mortgage covering real property in Worcester, numbered 48 Arcadia Street, given by Alumnus D. McFadden and Marlo L. McFadden to Mortgage Electronic Registration Systems, Inc. as nominee for Sunset Mortgage Company, LLC f/k/a SMCFA Mortgage Company, a Pennsylvania limited, its successors and assigns, dated June 13, 2006, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 39204, Page 274, as affected by a Loan Modification Agreement dated May 16, 2017 and recorded in said Registry in Book 47179, Page 79, and as further affected by Loan Modification Agreement dated August 15, 2014 and recorded in said Registry in Book 53931, Page 111, and now held by the mortgagee as evidenced by assignment has/have filed with this court a complaint for determination of Defendant's Defendants' Servicemember status.

If you 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 Pond Road Square, Kenton, MA 01109 on or before November 6, 2017 or you will be thereafter barred from claiming that you are entitled to the benefits of said Act.

Witness, JUDITH C. CUTLER Chief Justice of this Court on September 25, 2017

Attest:

Deborah J. Patterson
Recorder

(17-005512 Orlans)

October 3, 2017

LEGAL NOTICES

Notice of Final Agency Action

SUBJECT: Medicaid Payments for Ambulatory Hospital
AGENCY: Massachusetts Executive Office of Health and Human Services (EOHHS)

Pursuant to the provisions of M.G.L. c. 118E, §13A, and 42 CFR § 447.256, EOHHS hereby finalizes changes to Massachusetts rates and terms of payment for a non-acute chronic hospital as of October 1, 2017. A description of the rate methodology, including the rate reduction, is available at www.mass.gov/hcfa/state-plan-amendments. Notice of FFW Agency Action, Medicaid Program, is to have been published October 1, 2017. For further information, or to request comments received regarding EOHHS payment methods and rates, you may contact Paul Tarpinian, Assistant Commissioner, Office of Long Term Services and Supports, One Ashburton Place, 5th Floor, Boston, MA 02108.

October 3, 2017

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. WO17P2435EA

Worcester Probate and Family Court
225 Main Street, Worcester, MA 01608
(508) 831-2200

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Carol Ann Moore
Date of Death: 06/05/2017

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Susan Wilder of Worcester, MA requesting that the court enter a formal decree and order that the decedent's will be allowed as requested in the Petition, the Petitioner requests that Susan Wilder of Worcester, MA be appointed as Personal Representative of said Estate to serve without surety on the bond in the unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/24/2017.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (UPC)
A Personal Representative appointed under the UPC is an unsupervised administrator. It is not required to file an inventory or annual accounts with the court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court of any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Leilah A Keamy, First Justice of this Court.

Date: September 19, 2017
Stephen K. Fleckman, Register of Probate
October 3, 2017

PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, §5, M.G.L., the Southbridge Planning Board will hold a public hearing on Wednesday, October 18, 2017 at 6:15 PM in the Lower Town Hall, Southbridge Town Hall, 41 Elm Street, Southbridge, MA, to consider an amendment to the Southbridge Zoning Map as follows:

Changing the zoning designation on approximately 0.49 acres, more or less, herein identified on the Southbridge Assessor's Map 43, Lot 114, from its original zoning designation of Two-Family Residential District to General Business District.

This Zoning Map Amendment and accompanying map may be inspected at the Economic Development and Planning Office and Town Clerk's Office during normal business hours. This notice is also published on the Town's website at www.southbridgema.gov and on www.masspublicnotices.org.

Any persons interested or wishing to be heard should appear at the time and place designated.

David W. Payne
Chairman, Southbridge Planning Board
October 3, 18, 2017

LEGAL NOTICES

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Adam L. Cloud to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of America, N.A. and its successors and assigns, dated March 23, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 40511, Page 125 subsequently assigned to Deutsche Bank National Trust Company by Mortgage Electronic Registration Systems, Inc., solely as nominee for Bank of America, N.A., its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds in Book 51086, Page 22 and subsequently assigned to Ocwen Loan Servicing, LLC by Federal National Mortgage Association by assignment recorded in said Worcester County (Worcester District) Registry of Deeds in Book 51989, Page 136, of 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 10:00 AM on October 18, 2017 at 1 Millstone Avenue, Worcester, MA, all and singular the premises described in said mortgage, to wit:

the land with the buildings thereon known and numbered as Millstone Avenue, Worcester, Massachusetts, situated on the southwesterly side of Millstone Avenue and the northeasterly side of Field Street, being all lots 151 and 152 and a portion of lot 153 as shown on plan of Resubdivision of Property dated June 1913 and recorded with the Worcester County Registry of Deeds in Plan Book 24, Plan Number 99 and further bounded and described as follows: BEGINNING at the northeasterly corner of the premises at the intersection of the Northwesterly line of Field Street with the southerly line of Millstone Avenue, THENCE by Field Street, southwesterly one hundred (100) feet to lot 154 on whose rear part THENCE northwesterly seventy (70) feet by lots 153, 154 and part of lot 155 to a point, THENCE northeasterly parallel to Field Street and through lot 153 a distance of one hundred (100) feet to the southwesterly line of Millstone Avenue, THENCE by Millstone Avenue, southeasterly seventy (70) feet to the point of beginning. Being the same premises conveyed to the Mortgagor by deed recorded herewith the Worcester South District Registry of Deeds in Book 40511, Page 124

the premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to waive any defect in the sale and to amend the terms of the sale by written or oral announcements made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale

NRZLIQ Investors, L.P.
Present Holder of said Mortgage
by its attorney
LAW OFFICE OF
DAVID G. SOSSEN
Wilbraham, MA 01095
Phone: (413) 596-3400
15-016558
September 19, 26, October 3, 2017

LEGAL NOTICES

TOWN OF DOUGLAS
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The Town of Douglas Zoning Board of Appeals will hold Public Hearings beginning at 7:00pm on Wednesday, October 18, 2017 in the Douglas Municipal Center, Community Meeting Room, 27 Depot Street, Douglas, MA to hear the following Applications:

7:30 PM Donald Fairbrother is requesting a **Variance in a Rural Agricultural (RA) Zoned District** pursuant to the **Douglas Zoning Bylaws, Section 4.1.3-Table of Dimensional Requirements, Appendix B-Dimensional Regulations** to vary the required 200-foot of road frontage and the existing road frontage is 62.11 feet, the required lot area of 80,000 square feet and the existing lot size is 17,001 +/- square feet, the required front yard setback of 50 feet and the existing front yard setback is 35.4 feet, the required side yard setback of 25-feet and the existing is 14.5 feet, in order to place a legal pre-existing, nonconforming single family dwelling and to construct a new single family dwelling with an attached garage and elevated decks on property located at **794 Northwest Main Street, Assessors Map 119, Parcel 12.**

7:45 PM Robert Parent & Carole Boisvert are requesting a Variance in a Rural Agricultural (RA) Zoned District pursuant to the **Douglas Zoning Bylaws, Section 4.1.3-Table of Dimensional Requirements, Appendix B-Dimensional Regulations** to vary the required 200-foot of road frontage and the existing road frontage is 150 feet, the required lot area of 80,000 square feet and the existing lot area is 40,869.36 square feet on property located at **135 Pine Street, Map 222, Parcel 1.**

A copy of the Application may be viewed in the Community Development Department during regular business hours. Any person interested or wishing to be heard on the proposed Application should appear at the time and place designated.

David Hanna
Chairman
Zoning Board of Appeals
September 26, October 3, 2017

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. WO17P1615EA

Worcester Division

INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Robert Edward Curran
Also known as: Robert E. Curran
Date of Death: February 24, 2016

To all persons interested in the above-captioned estate, by Petition of Petioner Steven H. Curran of Norwich, CT, Steven H. Curran of Norwich, CT 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.

October 3, 2017

LEGAL NOTICES

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Gaile Lewis to Gaian One Mortgage Conference, dated September 28, 2006 and recorded in Worcester County Registry of Deeds in Book 39181, Page 301 of which mortgage Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley Dean Witter Capital I Inc. Mortgage Pass-Through Certificates, Series 2006-OPT1 is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 54 Preston Street, Worcester, MA 01610 will be sold at a Public Auction at 10:00 AM on October 31, 2017, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land, together with the buildings and improvements thereon, situated in Worcester, Worcester County, Massachusetts on the westerly side of Preston Street, bounded and described as follows:

Beginning at a point in the westerly line of said Preston Street, said point being at the southeasterly corner of the parcel described and the southeasterly corner of land now or formerly of Gary Clark, and running westerly by said Clark land at first to land now or formerly of James Downey; thence

Southerly by said Downey land, 10 feet; thence

Westerly by other land now or formerly of Daniel Downey; thence

Southerly by said Daniel Downey land, 35 feet; thence

Easterly by other land now or formerly of Daniel Downey; thence

Southerly by said Daniel Downey land, 35 feet; thence

Easterly by other land now or formerly of Daniel Downey; thence

Northerly by said line of Preston Street 45 feet to the point of beginning.

For mortgagor's title see deed recorded with the Worcester South District Registry of Deeds in Book 34133, Page 271.

The premises will be sold subject to any and all unpaid taxes and municipal assessments and liens and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of $5,000.00 as a deposit must be given at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee are exempt from this requirement). The balance to be paid within twenty-one (21) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other place as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley Dean Witter Capital I Inc. Mortgage Pass-Through Certificates, Series 2006-OPT1
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Lewis, Gaile, 14-003945
October 3, 10, 17, 2017

LEGAL NOTICES

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 14 Greenwood Road, Leicester, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Bryce L. Hale and Charles R. Hale, to BNY Mortgage Company, LLC and now held by Reverse Mortgage Solutions, Inc. under a mortgage dated August 30, 2013, and recorded with the Worcester County Worcester District Registry of Deeds in Book 47123, Page 83, said mortgage was assigned from BNY Mortgage Company, LLC to Ocwen Loan Servicing, LLC by assignment dated August 29, 2016 and recorded with said Registry of Deeds in Book 51123, Page 93, said mortgage was assigned from Ocwen Loan Servicing, LLC to Bank of America, N.A. by assignment dated May 17, 2017, and recorded with said Registry of Deeds in Book 51303, at Page 57, said mortgage was assigned from Bank of America, N.A. to Reverse Mortgage Solutions, Inc. by assignment dated March 27, 2017, recorded in said Deeds in Book 51303, Page 58. For breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on October 31, 2017 at 11:00 AM local time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Leicester, Massachusetts being Lot #55 as shown on a plan of land entitled Section 7 of Hillcrest Homes, owned by William L. Bartl, William C. Taylor, et al. Said plan is recorded with Worcester District Registry of Deeds, Plan Book 249, Plan 12, bounded and described as follows:

Beginning at the southeasterly corner of the lot to be conveyed at a point on the westerly side of a proposed street road to be known as Greenwood Road. THENCE N 87° 54' 10" W 112.75 feet to a point; THENCE N 8° 07' 40" E 109.81 feet to a point at lot #54 as shown on said plan;
THENCE S 88° 56' 10" E 110.03 feet along Lot #54 to the westerly side of Greenwood Road;
THENCE S 7° 39' 10" W 99.93 feet along the westerly side of Greenwood Road to the point of beginning;
Containing 11,420 square feet of land more or less.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's title see deed dated November 23, 1999 and recorded in the Worcester County Worcester District Registry of Deeds, in Book 4118, Page 321.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND ($5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser, the balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Shechtman Halperin Savage, LLP
1080 Main Street
Pawtucket, RI 02860
Attorney for Reverse Mortgage Solutions, Inc.
Present Holder of the Mortgage
(401) 272-1400
October 03, 10, 17, 2017

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