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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Cape Cod Times reserves the right to edit, refuse, return, reject, classify or cancel any ad at any time. Errors must be reported the first day of publication. The Cape Cod Times shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of orders.

**Adopt Me
Pets**
all your favorites...

Domestic Pets

Aussiedoodle Puppy (1) 12 week old blue Merle femur available. First shots, vet check, health guarantee. Family raised by vet tech/ groomer.
\$500.00 508-249-4878

Goldendoodle Pups Gorgeous Shits, Warmred. Parents on site. Health Guar. \$500. 401-741-7717

Cheap Stuff
neighboring deals.

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R.C. Eldred Co., Inc.
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General Merchandise
Cash For Comics! Books! 111
Buying collections of any size. Call 401-589-5905, or email us: kdc comics@outlook.com.

Machinery and Tools
New Champion 93757500
W electric start portable generator includes extension chord, generator chord and cover. \$700 617-970-2023

Assorted Stuff
all kinds of things.

Antiques & Collectibles
Coins: FREE Appraisals
Allanatic Coin. Will Travel
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**WE BUY:
Old/Antique
ORIENTAL
RUGS**
Any Condition

Call Bill Tremblay
1-508-771-4330
Extension #3

Business Opportunity

Landscaping
Landscape Maintenance Company
with 40 established accounts. We have a 21'4" Bobcat mowers (2), stencils, plus all related equipment. Super priced. Call for details: 617-240-9136

PHOTOS are worth a thousand words included in your ad.

Antiques Buyer *
Americano Auctions Inc.
Antiques Appraisal-Consign
Buy outright * 508-771-1722
Americano-auction.com

Wanted to Buy Collectible Items from the Cranberry Industry. Early photographs, real photo post-cards, box labels, box & barrel stencils, log books, correspondence, paintings, letterheads & ephemera.
Call Peter 508-294-5007

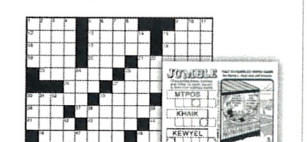
WANTED:
GUN COLLECTION
1GUN or entire estate.
Antique or modern guns.
Vintage decoys, F.F.L.
licensed dealer.
CALL 401-241-2115
Guaranteed highest price

Wanted: Military Items
Swords, Knives, Guns,
Helmets, Military Patches,
Civil War WWII
Vietnam, Cash 401-241-2115

PHOTOS are worth a thousand words included in your ad.

Games and puzzles are moving soon

We've created a new "entertainment center" for your favorite puzzles, advice and horoscopes to keep them in one place. It's a new, easy-to-read format. Look for them in the section with comics.



COMMONWEALTH OF MASSACHUSETTS
 BARNSTABLE, 55 BAZE0060PP
 To Marc S. Costa of Eastham, MA and to all other persons interested.
 A petition has been presented to said Court by Monica J. Costa of Cazonovio, NY, representing that she holds as amounts in common an undivided part or share of certain land lying in Eastham in said County, and briefly described as follows:
NORTHERLY by Lots No. 8 and No.9, One Hundred Six and 0/100 feet (106.90') **EASTERLY** by Lot No.1, Four Hundred Seventy-two and 4/100 (472.41') and Lot No.10, One Hundred Thirtly and 4/100 feet (139.49')
WESTERLY by Lots No. 3, No. 5 and No. 6, Four Hundred Ninety-six and 2/100 feet (496.21')
 Containing an area on One and 4/100 (1.04) acres, more or less, together with a right of way to pass and roads in the usual manner over the ways shown on the hereinafter mentioned plan.
 The granted premises being more particularly described and shown on Lot No. 2 on a plan of land entitled "Subdivision of Land as surveyed for John E. Knodell and Sally E. Knodell in Orleans, Massachusetts, Scale 1 inch = 60 ft, APRIL 1954" and recorded in Barnstable Registry of Deeds in Plan Book 115 Page 149, settling forth that she desires that all of said land be sold at private sale for not less than \$871,400.00, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided.
 If you desire to object thereto you or your attorney should file a written appearance in said Court in Barnstable before ten o'clock in the forenoon on March 25, 2022, the return day of this citation.
 Witness, Susan Sadr Tierney, Esquire, First Judge of said Court, this 11th day of February, 2022.
 ANASTASIA WELSH PERRINO REGISTER.
 Publication Dates: March 7, 14 & 21, 2022

Garage sales Market
neighboring deals.

Auctions
R.C. Eldred Co., Inc.
ESTATE AUCTIONEERS & APPRAISERS
5831 Dennis, 02641
508-385-3116 MA Lic#155
www.eldreds.com

Professional Service
all your needs.

Clean Up and Removal
DUMP RUNCLEANOUTS
WILL TAKE ANYTHING!
GREAT RATES
508-398-1280

Home Improvement
Retired Builder
REPAIRS & REMODELS
508-683-4303

Landscaping
CMC LANDSCAPING 508-648-1020
Clean-up, mowing, hedge trim-
ming, tree care, snow blowing,
High quality yard services.
Insurance: 100% Outer Cape

Real Estate
starting fresh...

Business For Sale
RESTAURANT New England
Seafood Restaurant in South-
west Florida. Owner leaving
Great family business. Gross-
line \$200K. A.A. Business 1000.
Lorge R/In New England possi-
ble. 508-882-9111
lisorvot@gmail.com

Condo-Townhouses
For Sale: Forestdale
Brightside Lane, newly
constructed, energy effi-
cient, low condo fees. Two
bedrooms, 1 1/2 baths, full
basement, exclusive yard
area. 960 sq ft. \$339,000.
Call or text for details
774-313-9573

Homes For Sale
YARMOUTH, W. 3BR/1.5BA
on 3/4 acres on Swan Pond.
Kovack to Ocean. Adjacent to
conservation land. Excellent
location! For sale by owner
\$650,000. Call 508-790-8494

Mashpee: 3BD/2BA Custom
built cape. 2018 Sunroom, 1
Car Garage & 2 Car Garage
on Cut-de-soe Call Peter for
showing \$720,000.
508-524-8222

Homes for Sale

Acura MDX 2008 Ori-
ginal owner, 184.5k mi. Well
maintained, great condi-
tion. \$5,000. (603) 950-1280

2017 Honda Rideline RTL E
Pickup, recent tires &
brakes. \$9,500. (603) 950-1280

Vehicles
RVs, motorcycles, etc.

Boats & Accessories
BOAT TRAILERS
All Sizes, New/Used, Boat
Brokers, Inc. 10 Echo Rd.
Mashpee, MA 017-640-2354

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Public Notices
(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT
Docket 22 SM 000598

Homes for Sale

Dennis Port: OPEN HOUSE SUN, 11-2
Cross Street
2 homes on 1 lot. 3/1 & 2/1.
Excellent value of 599K
Call James at 508-776-1211
Greater Cape Cod RE

Automotive Wheels
best deal for you.

Center Street Auto Salvage
When its time to retire your
vehicle send it to a licensed
auto recycler HIGHEST PRICE
PAID! 1-800-498-4998

Autos Wanted
JUNK CARS WANTED
Paying \$50 and up
Free on-site removal
508-656-7420

SUVs / Trucks

Public Notices

ORDER OF NOTICE
To: Heirs, Devisees, and
Legal Representatives of the
Estate of Margaret A.
Gaguen, Karan McGowan,
Deborah Parris
and to all persons entitled to
the benefit of the Service-
members Civil Relief Act, 50
U.S.C. § 5301 (et seq):
Wilmington Savings Fund
Society, FSB, not in its in-
dividual capacity but solely as
Trustee of Home Preserva-
tion Partnership Trust,
claiming to have an interest
in a Mortgage covering real
property in Yarmouth (West
Yarmouth), numbered 41
Coolidge Road, given by
Richard Gaguen and
Margaret A. Gaguen to
Financial Freedom Senior
Funding Corporation, a
subsidiary of Indy Mac
Bank, F.S.B., dated Novem-
ber 3, 2003, and registered in
Barnstable County Registry
of Deeds in the Office of the
Recorder of Deeds in Docu-
ment Number 1018301,
noted on Certificate of Title
Number 12405, and now held
by plaintiff by assignment,
has filed with this court a
claim for foreclosure for de-
termination of Defendant's/Defen-
dant's Servicemembers
status.
If you now are, or recently
have been, in the active mili-
tary service of the United
States of America, then you
may be entitled to the bene-
fits of the Servicemembers
Civil Relief Act. If you object
to a foreclosure of the above-
mentioned property on that
basis, then you or your attor-
ney must file a written ap-
pearance and answer in this
court of Three Pembran-
ton Square, Boston, MA 02108
on or before April 18, 2022,
or you may lose the opportu-
nity to challenge the fore-
closure on the grounds of non-
compliance with the Act.
Witness: GORDON H.
PIPER Chief Justice of this
Court Recorder
11-008997
Mar. 21, 2022 47082977

Public Notices

(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
DEPARTMENT OF THE
TRIAL COURT
22 SM 000592

ORDER OF NOTICE
To: Paige T. Burkley aka
Paige Burkley, Individually
and as Personal Representa-
tive of the Estate of
Margaret A. Gaguen, M. Kelly
aka Pamela K.
Wheeler and to all persons
entitled to the benefit of the
Servicemembers Civil Relief
Act, 50 U.S.C. § 5301 (et
seq): LoanCare, LLC
claiming to have an interest
in a Mortgage covering real
property in Barnstable
(Barnstable), numbered 88
Pontiac Street, given by
Pamela K. Burkley to Direct
Finance Corporation, dated
August 26, 2004, and recorded

Public Notices

(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT
Docket 22 SM 000598

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ben A. Buck to "MERS", Mort-
gage Electronic Registration Systems, Inc., a separate
corporation that is acting solely as nominee for "Lender",
Countrywide Home Loans, Inc. and its successors and
assigns dated November 25, 2005 and recorded with the Barn-
stable County Registry of Deeds in Book 2850, Page 148, as
assigned by Assignment of Mortgage dated April 16, 2009,
recorded in Barnstable County Registry of Deeds, Book
2834, Page 345 of which mortgage the mortgagee 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 12:00 PM, on April 6, 2022, on the pre-
mises known as 88 Rock Harbor Road, Orleans, Massa-
chusetts, the premises described in said mortgage, together
with all the rights, easements, and appurtenances there-
to, to wit:
The land with the buildings thereon, located on the 88
Rock Harbor Road, Orleans, Barnstable County, Massachusetts,
being Lot 1 on a plan entitled "Plan in Orleans, Mass. Janu-
ary 3, 1978, prepared for Doris A. Pond, Landmark Engineer-
ing of New England, Inc., Wareham, Mass.", Recorded with
Barnstable Registry of Deeds in Plan Book 222, Page 46.
Being the same premises conveyed to the herein named
grantor(s) by deed recorded with the Barnstable Registry of
Deeds in Book 3492, Page 270.
Terms of Sale: These premises are being sold subject to any
and all unpaid real estate taxes, water rates, municipal
charges and assessments, condominium charges, expenses,
costs, and assessments, if applicable, federal tax liens, parti-
tion wall rights, state, regulations, zoning, subdivision
control, or other municipal ordinances or bylaws respecting
land use, configuration, building or approval, or bylaws,
statutes or ordinances respecting, any easements, rights of way,
asbestos or other toxic substances, sanitary codes, housing
codes, tenancy, and, to the extent that they are recorded
prior to the above mortgage, any easements, rights of way,
restrictions, confirmation or other matters of record.
Purchaser shall also bear all state and county sales excise
tax. The deposit of \$100,000.00 is to be paid in cash or bank
or certified check at the time and place of the sale, with the
balance of the purchase price to be paid by bank or certified
check within forty-five (45) days after the date of the sale, to
be deposited in escrow with Guetto and Benson, LLC, at 73
Princeton Street, Suite 208, North Chatham, Massachusetts,
02643.
In the event that the successful bidder of the foreclosure sale
shall default in purchasing the within described property
according to the terms of this Notice of Sale and/or the terms
of the Memorandum of Sale executed at the time of the fore-
closure, the Mortgagee reserves the right to sell the property
by foreclosure deed to the second highest bidder or, there-
after, to the next highest bidder(s), providing that said bidder
shall deposit with said attorney, the amount of the required
deposit as set forth herein within five (5) business days of the
written notice of the default of the previous highest bidder.
Other terms, if any, are to be announced at the sale.
Dated: March 8, 2022
Present holder of said mortgage
The Bank of New York Mellon (k/a The Bank of New York,
as Trustee for the Certificateholders of CWMBS, Inc.,
CHL Mortgage Pass-Through Trust 2006-11 Mortgage
Pass-Through Certificates, Series 2006-11)
by its Attorney
Guetto and Benson, LLC
Peter J. Guetto Esquire
P.O. Box 519
Chatham, MA 01824
Mar. 14, 21 & 28

Public Notices

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To: Heirs, Devisees, and
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If you now are, or recently
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ton Square, Boston, MA 02108
on or before April 18, 2022,
or you may lose the opportu-
nity to challenge the fore-
closure on the grounds of non-
compliance with the Act.
Witness: GORDON H.
PIPER, Chief Justice of said
Court on March 3, 2022
Attest:
Deborah J. Patterson
Recorder
March 21, 2022 7048649

Public Notices

Legal Advertisement -
Bourne Board of Health
Notice of Decision Re-
garding Modification of
an Existing Site
Assignment

The Bourne Board of Health
(the "Board") has issued a
Decision dated March 14,
2022, to approve a Major
Modification of an Existing
Site Assignment for the Solid
Waste Management Facility
located at 201 McArthur
Boulevard in the Town of
Bourne, Massachusetts. The
Town of Bourne Department
of Integrated Solid Waste
Management, following a
public hearing held and de-
termined in the Decision
that the Major Modification
of an Existing Site Assign-
ment was appropriate
pursuant to M.G.L. chapter
111, section 150A and 310
CMR 18.00.
Attest: Town of Bourne
Department of Integrated
Solid Waste Management
Deborah J. Patterson
Bourne, MA 02532
Secretary and Town Council
Proposed Modification:
The existing facility is a 99
acre solid waste manage-
ment facility located on two
parcels of land at 201
McArthur Boulevard,
Bourne, Massachusetts. Two
areas were considered for
modifications to the exist-
ing site assignments: a hori-
zontal expansion (Phase 1) and
8) to allow landfilling on a 25
acre surplus currently
assigned for solid waste
handling; and a vertical
expansion (Phase 9) to
increase the maximum

Public Notices

(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
DEPARTMENT OF THE
TRIAL COURT
22 SM 000592

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tax. The deposit of \$100,000.00 is to be paid in cash or bank
or certified check at the time and place of the sale, with the
balance of the purchase price to be paid by bank or certified
check within forty-five (45) days after the date of the sale, to
be deposited in escrow with Guetto and Benson, LLC, at 73
Princeton Street, Suite 208, North Chatham, Massachusetts,
02643.
In the event that the successful bidder of the foreclosure sale
shall default in purchasing the within described property
according to the terms of this Notice of Sale and/or the terms
of the Memorandum of Sale executed at the time of the fore-
closure, the Mortgagee reserves the right to sell the property
by foreclosure deed to the second highest bidder or, there-
after, to the next highest bidder(s), providing that said bidder
shall deposit with said attorney, the amount of the required
deposit as set forth herein within five (5) business days of the
written notice of the default of the previous highest bidder.
Other terms, if any, are to be announced at the sale.
Dated: March 8, 2022
Present holder of said mortgage
The Bank of New York Mellon (k/a The Bank of New York,
as Trustee for the Certificateholders of CWMBS, Inc.,
CHL Mortgage Pass-Through Trust 2006-11 Mortgage
Pass-Through Certificates, Series 2006-11)
by its Attorney
Guetto and Benson, LLC
Peter J. Guetto Esquire
P.O. Box 519
Chatham, MA 01824
Mar. 14, 21 & 28

Public Notices

(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT
Docket 22 SM 000598

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ben A. Buck to "MERS", Mort-
gage Electronic Registration Systems, Inc., a separate
corporation that is acting solely as nominee for "Lender",
Countrywide Home Loans, Inc. and its successors and
assigns dated November 25, 2005 and recorded with the Barn-
stable County Registry of Deeds in Book 2850, Page 148, as
assigned by Assignment of Mortgage dated April 16, 2009,
recorded in Barnstable County Registry of Deeds, Book
2834, Page 345 of which mortgage the mortgagee 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 12:00 PM, on April 6, 2022, on the pre-
mises known as 88 Rock Harbor Road, Orleans, Massa-
chusetts, the premises described in said mortgage, together
with all the rights, easements, and appurtenances there-
to, to wit:
The land with the buildings thereon, located on the 88
Rock Harbor Road, Orleans, Barnstable County, Massachusetts,
being Lot 1 on a plan entitled "Plan in Orleans, Mass. Janu-
ary 3, 1978, prepared for Doris A. Pond, Landmark Engineer-
ing of New England, Inc., Wareham, Mass.", Recorded with
Barnstable Registry of Deeds in Plan Book 222, Page 46.
Being the same premises conveyed to the herein named
grantor(s) by deed recorded with the Barnstable Registry of
Deeds in Book 3492, Page 270.
Terms of Sale: These premises are being sold subject to any
and all unpaid real estate taxes, water rates, municipal
charges and assessments, condominium charges, expenses,
costs, and assessments, if applicable, federal tax liens, parti-
tion wall rights, state, regulations, zoning, subdivision
control, or other municipal ordinances or bylaws respecting
land use, configuration, building or approval, or bylaws,
statutes or ordinances respecting, any easements, rights of way,
asbestos or other toxic substances, sanitary codes, housing
codes, tenancy, and, to the extent that they are recorded
prior to the above mortgage, any easements, rights of way,
restrictions, confirmation or other matters of record.
Purchaser shall also bear all state and county sales excise
tax. The deposit of \$100,000.00 is to be paid in cash or bank
or certified check at the time and place of the sale, with the
balance of the purchase price to be paid by bank or certified
check within forty-five (45) days after the date of the sale, to
be deposited in escrow with Guetto and Benson, LLC, at 73
Princeton Street, Suite 208, North Chatham, Massachusetts,
02643.
In the event that the successful bidder of the foreclosure sale
shall default in purchasing the within described property
according to the terms of this Notice of Sale and/or the terms
of the Memorandum of Sale executed at the time of the fore-
closure, the Mortgagee reserves the right to sell the property
by foreclosure deed to the second highest bidder or, there-
after, to the next highest bidder(s), providing that said bidder
shall deposit with said attorney, the amount of the required
deposit as set forth herein within five (5) business days of the
written notice of the default of the previous highest bidder.
Other terms, if any, are to be announced at the sale.
Dated: March 8, 2022
Present holder of said mortgage
The Bank of New York Mellon (k/a The Bank of New York,
as Trustee for the Certificateholders of CWMBS, Inc.,
CHL Mortgage Pass-Through Trust 2006-11 Mortgage
Pass-Through Certificates, Series 2006-11)
by its Attorney
Guetto and Benson, LLC
Peter J. Guetto Esquire
P.O. Box 519
Chatham, MA 01824
Mar. 14, 21 & 28

Public Notices

(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT
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corporation that is acting solely as nominee for "Lender",
Countrywide Home Loans, Inc. and its successors and
assigns dated November 25, 2005 and recorded with the Barn-
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assigned by Assignment of Mortgage dated April 16, 2009,
recorded in Barnstable County Registry of Deeds, Book
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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 12:00 PM, on April 6, 2022, on the pre-
mises known as 88 Rock Harbor Road, Orleans, Massa-
chusetts, the premises described in said mortgage, together
with all the rights, easements, and appurtenances there-
to, to wit:<

Public Notices

height of the landfill from level (MSL) to elevation 225 feet MSL on a 74 acre parcel currently site assigned for landfilling. Board Determination: The approved Decision will allow the facility to conduct landfilling on a 25 acre parcel previously site assigned and currently used for solid waste handling, and to expand the existing landfill vertically on a 74 acre parcel previously site assigned for landfilling. In addition, the Decision requires that the Applicant comply with (16) approved conditions.

Time and Location Where the File may be Reviewed: The Bourne Board of Health Decision and Statement of Findings on the application for Minor Modification to an Existing Site Assignment may be inspected at the Board of Health, office at 24 Perry Avenue, Bourne, Massachusetts between the hours of 8:30 am to 4:30 pm, Monday through Friday.

Any person aggrieved by the Decision of the Bourne Board of Health may, within 30 days of publication of this Notice of Decision, appeal under the provisions of M.G.L. c. 30A, § 14.

BOURNE BOARD OF HEALTH
March 21, 2022 No. 706461

NOTICE

VOTER REGISTRATION FOR ANNUAL TOWN MEETING-MAY 3, 2022

ELECTION-MAY 10, 2022

The Town Clerk's Office is open Monday through Friday from 8:30 a.m. to 4:30 p.m. for voter registration.

In anticipation of the above noted Annual Town Meeting & Annual Town Election the Town Clerk's Office will also be open from 8:30 a.m. to 8:00 p.m. on:

Wednesday, April 13, 2022 and up to 11:59 pm on Wednesday, April 13, 2022, at www.registertovote.com to register to Vote online. Residents who are not already registered to vote are encouraged to register by the above order in order to participate in the upcoming

Public Notices

ing Town Meeting, Theresa T. Buncie, MA, CMAA, Dennis Town Clerk, Mar 21, 2022 #7059101

SELL IT BUY IT FIND IT

Cars, yard sales, tickets, antiques, motorcycles, computers, boats, sports equipment, pets, instruments, jewelry, furniture, auctions, collectibles, appliances, cameras, coins

Place your classified ad today.

CLASSIFIED

We can sell it in Turn your dust into dollars

by placing a **CLASSIFIED** ad!

SELL-BUY-FIND

Cars, obs, Apartments & more!

Place your classified ad today.

CLASSIFIED

Cars, obs, Apartments & more!

Place your classified ad today.

SELL-BUY-FIND

Cars, obs, Apartments & more!

Place your classified ad today.

CLASSIFIED

Find Cars, Jobs, Apartments & more!

Search for classifieds in your area.

Foreclosure/Sheriff Sales

BE BOLD!
Make your ad stand out.

PHOTOS are worth a thousand words included in your ad.

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in certain mortgage given by Charles W. Lowell, Jr., et al. to The Cape Cod Five Cents Savings Bank, dated September 8, 2010, recorded with Barnstable County Registry of Deeds on September 13, 2010 at Book 24821, Page 244, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of enforcing the same will be sold at public auction at 11:00 o'clock a.m. on the 21st day of April, 2022, at 78 Center Street, Unit 145, Seabreeze Condominiums, Dennis Port, Massachusetts, all and singular the premises described in said mortgage, bounded and described as follows, to-wit:

That certain condominium unit, situated in Dennis Port, Barnstable County, Massachusetts, being Unit 145, SEABREEZE CONDOMINIUMS, a Condominium situated at Center Street, Dennisport, Massachusetts, established by Master Deed dated February 4, 2005, recorded in the Barnstable County Registry of Deeds in Book 19504, Page 186, together with a 2.18 percent interest in the common areas and facilities, as shown and set forth in said Master Deed, together with the right to use limited common areas reserved to said unit, as set forth in said Master Deed, and shown on Condominium Site Plan recorded in Plan Book 230 Page 33, said Condominium Unit is subject to and has the benefit of:

(a) Master Deed and Declaration of Trust of Seabreeze Condominium Trust, which Declaration of Trust is recorded in Book 19504 Page 217 and (b) all other rights, restrictions and easements of record. Said Unit is subject to a Master Deed recorded in Book 19504 Page 186; said Unit is subject to Declaration of Trust of Seabreeze Condominium recorded in Book 19504, Page 217; said Unit is subject to terms, provisions, easements and matters set forth in the Unit Deed recorded in Book 19577 Page 204; said Unit is subject to an easement for Disposal system recorded in Book 4865 Page 9; said Unit is subject to a right of way easement, restrictions, rights, reservations and agreements recorded in Book 18877 Page 337.

For Title, see Deed recorded at the Barnstable County Registry of Deeds of Book 19577, Page 204. See also Certificate of Death of Charles William Lowell Jr., recorded at Book 33623, Page 9.

TERMS OF SALE:

The premises will be sold subject to and with the benefit of all rights, covenants, easements, conditions, restrictions, unpaid taxes, tax lites, water bills, municipal liens and other assessments, rights of tenants and parties in possession, existing encumbrances of record created prior to the mortgage and rights of redemption which survive the foreclosure sale, if any.

Five Thousand and 00/100 (\$5,000.00) Dollars will be required to be paid in cash or by certified check, or by bank cashier's check, by the purchaser at the time and place of sale as earnest money. The balance is to be paid in cash or certified check, or by bank cashier's check, within Thirty (30) days thereafter, and shall be received no later than 5:00 P.M. on the thirtieth day, to be deposited in escrow for the Mortgagee, Bradley J. Bailey, Esquire, Bradley J. Bailey, Esq., P.C., at 100 West Main Street, Hyannis, Massachusetts, pending delivery of the Memorandum of Sale of Real Property by Auctioneer in a form to be prepared by Bradley J. Bailey, Esquire, Attorney for The Cape Cod Five Cents Savings Bank, containing the above terms and any other terms announced at the sale. Said Memorandum is to be executed at the Auction sale. All bidders will be qualified prior to the sale. Other terms, if any, to be announced at the time and place of sale.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage recorded at the Barnstable County Registry of Deeds of Book 24821, Page 244 shall control.

For further authority to foreclose said mortgage, see Judgment of the Barnstable Superior Court, dated May 4, 2021, Civil Action No. 2179CV-25.

The Cape Cod Five Cents Savings Bank, Present Holder of said Mortgage, by Bradley J. Bailey, Esq., Attorney for The Cape Cod Five Cents Savings Bank, at 100 West Main Street, Hyannis, Massachusetts 02601 (508) 771-4444

Publication Dates: March 21, March 28 & April 4, 2022

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Karen Ann Takach and Edward J. Takach to JPMorgan Chase Bank, N.A. dated February 23, 2007 and recorded in the Barnstable County Registry of Deeds, in Book 21843, Page 225, as assigned by Assignment of Mortgage dated March 29, 2010 and recorded in Barnstable County Registry of Deeds, Book 24472, Page 279 and by assignment dated February 26, 2014, and recorded in Barnstable County Registry of Deeds, Book 28026, Page 80, and by assignment dated January 26, 2017, and recorded in Barnstable County Registry of Deeds, Book 30276, Page 62, and by assignment dated April 19, 2019, and recorded in Barnstable County Registry of Deeds, Book 31981, Page 287, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of enforcing the same will be sold at public Auction at 11:00 A.M. on April 17, 2022, on the premises known as Unit No. 1 of The Carriage Trade Condominium, 111 School Street, West Dennis, Massachusetts, the premises described in said mortgage, together with all the rights, reservations and appurtenances thereto, to-wit:

Situated in the County of Barnstable and State of Massachusetts, Unit Number 1 (The "Unit") of The Carriage Trade Condominium (The "Condominium"), created by Master Deed dated December 31, 1984 and recorded with the Barnstable County Registry of Deeds at Book 5544, Page 152, and as amended and restated by First Amendment to Master Deed of the Carriage Trade Condominium dated September 25, 1987, recorded with said Registry of Deeds in Book 5946, Page 114, and as further amended and restated by Second Amendment to Master Deed of the Carriage Trade Condominium dated November 10, 1997, recorded with said Registry of Deeds of Book 6016, Page 318, which Unit is shown as the site and floor plans filed with said Master Deed, as Amended, to which is annexed verified statement in the form required by Section 9 of Chapter 183A of the General Laws, the Unit is conveyed together with an undivided 10.8 percent interest in the common areas and facilities described in the Master Deed and in the By-Laws of the Carriage Trade Condominium Trust, the organization of Unit owners through which the Condominium is managed and regulated. For Title reference, see Deed Book 13144, Page 089 of Barnstable County Records.

APRN DENR-000074-000000-025001

Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, portion of all rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, resolutions or ordinances regarding the protection of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and, to the extent that they are recorded prior to the above mortgage, any easements, rights or restrictions, confirmation or other matters of record.

Purchaser shall also bear all state or county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guetto and Benson, LLC, at 73 Prince Street, Suite 205, North Chelmsford, Massachusetts 01824.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidder, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder. Other terms, if any, are to be announced at the sale.

Dated: March 2, 2022

Present holder of said mortgage
Specialized Loan Servicing LLC
Its Attorneys
Guetto and Benson, LLC
Peter V. Guetto, Esquire
P.O. Box 519
Chelmsford, MA 01824
Mar. 14, 21 & 28

NOTICE OF PUBLIC UTILITIES DEPARTMENT OF PUBLIC UTILITIES NOTICE OF FILING PUBLIC HEARINGS AND PROCEDURAL CONFERENCE

D.P.U. 22-22

Petition of NSTAR Electric Company, doing business as EverSource Energy, pursuant to G.L.c. 164, § 94 and 220 CMR 5.00, for Approval of a General Increase in Base Distribution Rates for Electric Service and Performance-based Rate-making Plan.

On January 14, 2022, NSTAR Electric Company, doing business as EverSource Energy ("NSTAR Electric" or "Company"), filed a petition with the Department of Public Utilities ("Department") for an increase in electric base distribution rates. The Department has docketed this matter as D.P.U. 22-22 and has suspended the effective date of the proposed rates increase until December 31, 2022, to investigate the propriety of the Company's request. The Company represents that it will implement any change in rates beginning on January 1, 2023. The Company was last approved for an increase in base distribution rates in NSTAR Electric Company/Western Massachusetts Electric Company, D.P.U. 17-05 (2017). NSTAR Electric seeks to increase its rates to generate \$99,477,882 in additional revenues. The Company proposes to transfer costs recovered through certain reconciling mechanisms, which totaled \$58,134,827 in calendar year 2020, to base distribution rates, effective December 1, 2022. Based on this proposal, the proposed overall increase in distribution revenues is \$147,662,489, which represents a 13.2 percent increase in distribution revenues.

The Company also proposes to implement a performance-based rate-making ("PBR") plan, which would allow NSTAR Electric to adjust its base distribution rates on an annual basis through the application of a revenue-cap formula. The Company proposes to invest in the PBR plan for a term of ten years with certain conditions, including the filing of mid-term rate schedules to update the cost of service and to provide sales and capital expenditure forecasts throughout the end of the proposed PBR term. Within the proposed ten-year PBR plan, NSTAR Electric proposes to invest \$95.6 million to address its reliability-based electrification plans, which the Company states includes the installation of new substations, feeders and distribution and transmission lines necessary to support customer demand over the long term. NSTAR Electric also proposes numerous individual performance metrics to gauge the Company's progress in its PBR plan commitments. As an alternative to the proposed ten-year PBR plan, NSTAR Electric proposes a PBR plan with a five-year term.

As part of its filing, NSTAR Electric also makes proposals regarding the indicated metering infrastructure and associated cost recovery, and the review and treatment of certain grid modernization, SMART program, and solar investments. Further, NSTAR Electric proposes certain changes to its storm fund mechanism, vegetation management program, and service quality reporting. The Company also makes proposals regarding the recovery of certain property taxes and prior period pension costs. Additionally, NSTAR Electric proposes to adjust electric rates to certain expense categories and to the Company's capital structure.

NSTAR Electric's filing also includes a number of rate design proposals, including refining existing tariff definitions and rate classes in the small and medium general service categories; introducing or expanding non-demand price options for small general service customers; eliminating unique, legacy rate designs involving declining blocks or seasonal pricing; eliminating or closing certain small, optional time-of-use rate classes; and revising the allocation and design of transmission rates, the allocation factors applicable to reconciling rates, and LED streetlight pricing.

The foregoing is not intended to be an exhaustive list of issues set forth in NSTAR Electric's filing. Additional information regarding the Company's proposals and other proposals set forth by NSTAR Electric, can be found in the Company's filing.

NSTAR Electric states that if its petition is approved as requested, customers can expect the following bill impacts:

- For residential non-heating customers using 530 kilowatt-hours ("kWh") of electricity per month in the Company's Eastern Massachusetts service area can expect a monthly bill increase of \$7.14 (5.2 percent);
- A typical residential non-heating customer using 549 kWh of electricity per month in the Company's Eastern Massachusetts service area can expect a monthly bill increase of \$7.29 (5.4 percent);
- A typical residential non-heating low-income customer using 480 kWh of electricity per month in the Company's Eastern Massachusetts service area can expect a monthly bill increase of \$4.32 (5.9 percent); and
- A typical residential non-heating low-income customer using 586 kWh of electricity per month in the Company's Western Massachusetts service area can expect a monthly bill increase of \$4.86 (5.3 percent).
- A typical residential heating customer using 744 kWh of electricity per month in the Company's Eastern Massachusetts service area can expect a monthly bill increase of \$37.12 (9.5 percent);
- A typical residential heating customer using 895 kWh of electricity per month in the Company's Western Massachusetts service area can expect a monthly bill increase of \$18.29 (9.9 percent);
- A typical residential heating low-income customer using 843 kWh of electricity per month in the Company's Eastern Massachusetts service area can expect a monthly bill increase of \$12.16 (9.9 percent); and
- A typical residential heating low-income customer using 993 kWh of electricity per month in the Company's Western Massachusetts service area can expect a monthly bill increase of \$13.99 (10.2 percent).

For Commercial and Industrial Customers:

Commercial and industrial customers can expect bill impacts to vary depending on usage and rate class. Commercial and industrial customers should contact the Company, as indicated below, for specific bill impacts.

The Attorney General of the Commonwealth of Massachusetts ("Attorney General") has filed a notice of intervention in this matter pursuant to G.L.c. 11E(a). Furthermore, pursuant to G.L.c. 12, § 11E(B), the Attorney General has filed a notice of retention of experts and consultants to assist in the investigation of the Company's filing and has requested Department approval to spend up to \$550,000 in this regard. Pursuant to G.L.c. 12, § 11E(B), the costs incurred by the Attorney General relative to the retention of experts and consultants may be recovered in the Company's rates.

Due to certain ongoing safety measures and restrictions relating to in-person events as a result of the COVID-19 pandemic, the Department will conduct two virtual public hearings to receive comments on the Company's filing. The Department will conduct the two public hearings using Zoom videoconferencing on March 29, 2022, beginning at 10:00 a.m. and March 31, 2022, beginning at 6:00 p.m.

Attendees can join the March 29, 2022, hearing at 10:00 a.m. by entering the link, <https://us02zoom.us/join/8749495266>, and the March 31, 2022, hearing at 6:00 p.m. by entering the link, <https://us02zoom.us/join/8674240041>, from a computer, smartphone, or tablet. No prior software download is required. For audio only access to the hearings, attendees can dial in to either hearing at (646) 558-0600 or (202) 715-8592 (not toll free) and then enter the Webinar ID: 812 469 5266 for the March 29, 2022, hearing and Webinar ID: 863 930 6014 for the March 31, 2022, hearing. If you anticipate providing comments via Zoom during either public hearing, please send an email by March 28, 2022, to marc.tassone@mass.gov with your name, email address, mailing address, and hearing date.

When using the Zoom platform, you will be able to listen to the hearing and provide comments in English, Spanish, Portuguese, or Mandarin. To access interpretation services through Zoom during the hearing, click on the "interpretation" button on the menu at the bottom of the Zoom application screen and select your language (i.e., English, Spanish, Portuguese, or Mandarin).

Alternatively, any person interested in commenting on the Company's filing may submit written comments to the Department no later than the close of business (5:00 a.m.) on April 1, 2022. To the extent a person or entity wishes to submit comments in accordance with this notice, electronic submission, as detailed below, is sufficient.

Any person who desires to participate in the evidentiary phase of this proceeding shall file a petition for leave to intervene no later than 5:00 p.m. on February 16, 2022. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. Receipt by the Department, not mailing, constitutes filing and determines whether a person is allowed to intervene. A petition filed late may be disallowed as entirely unnecessary good cause is shown for waiver under 220 CMR 1.03(3). To be allowed, a petition for leave to intervene must satisfy the standing requirements of G.L.c. 30A, § 10. All intervenors must file their comments on or before the close of business (5:00 p.m.) on the second business day after the petition to intervene was filed. Any person who seeks to intervene in this matter and also desires to comment on the documents generated by the Department, including but not limited to the Attorney General's notice of retention of experts and consultants must file the comments no later than the close of business (5:00 p.m.) on February 16, 2022.

The Department will conduct a virtual procedural conference in this matter on March 12, 2022, at 2:00 p.m.

The Department will contact the parties under separate cover with instructions on how to attend the procedural conference.

All documents submitted to the Department pursuant to this Notice must be submitted in pdf format by e-mail attachment to dpufilings@mass.gov and marc.tassone@mass.gov. The text of the e-mail must specify: (1) the docket number of the proceeding (D.P.U. 22-22); (2) the name of the person or persons submitting the filing; and (3) the title of the document. All documents submitted in electronic format will be posted on the Department's website as soon as practicable at <https://eopooling.eis.state.ma.us/DPUI/Filingsroom>. Importantly, all paper files submitted must be broken down into electronic files that do not exceed 20 MB. A copy of any documents submitted to the Department also should be emailed to the attention of Cheryl M. Kimball, Esq. at ckimball@ag.state.ma.us.

Ordinarily, all parties would follow Sections B.1 and B.4 of the Department's Standard Procedures for Public (D.P.U.) 19-18, App. 1 (March 4, 2020) regarding the filing of documents. However, at this time, all filings will be submitted to the Department only in electronic format, consistent with the Department's June 15, 2021, Memorandum addressing continuing filings in electronic format. Until further notice, all parties must retain the original paper version of the filing and the Department will later determine when the paper version will be filed with the Department's website. At this time, a paper copy of the Company's filing or the Attorney General's notice of retention of experts and consultants will not be available for public viewing at the Company's offices, the Department's offices, or at any local public or public library, town hall, or other public access to service area. All documents, pleadings and filings submitted to the Department or issued by the Department related to this proceeding will be available on the Department's website at <https://eopooling.eis.state.ma.us/DPUI/Filingsroom/docdetails.aspx> (enter "22-22"). To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio, etc.), contact the Department's ADA coordinator at DPUIADA@registrator.mass.gov. Any person desiring further information regarding the Company's filing or a paper copy of the filing, should contact Cheryl M. Kimball at (617) 951-1400 or ckimball@ag.state.ma.us. For further information regarding this notice, please contact Marc J. Tassone, Hearing Officer, at marc.tassone@mass.gov.

Publication Date: February 9, 2022 & March 21, 2022