

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 Charles E. Obin Jr. to Wells Fargo Bank, N.A., dated November 26, 2012 and registered with the Norfolk County Registry District of the Land Court as Document Number 1270271 noted on Certificate of Title Number 151840 as affected by a Loan Modification registered on April 29, 2019 in Said Registry District of the Land Court as Document Number 1420400 noted on Certificate of Title Number 151840, subsequently assigned to Specialized Loan Servicing LLC by Wells Fargo Bank, N.A. by assignment registered with Norfolk County Registry District of the Land Court as Document Number 1433834 noted on Certificate of Title Number 151840, subsequently assigned to Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1, Participation Interest Trust by Specialized Loan Servicing LLC by assignment registered with Norfolk County Registry District of the Land Court as Document Number 1516844 noted on Certificate of Title Number 151840 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on February 6, 2025, at 59 Turnpike Street, Canton, MA, all and singular the premises described in said Mortgage, to wit:

The land, with the buildings and improvements thereon, situated in the Town of Canton, Norfolk County,

Massachusetts, and being shown as Lot numbered 8 (excepting fee in Turnpike Street) on a plan drawn by Reynold Bros., Inc., Surveyors, dated May 23, 1956, as approved by the Land Court, filed in the Land Registration Office as No. 7213F, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 56704, Book 284; and Lot numbered 13 as shown on a plan drawn by L.W. DeCelle, Jr., Surveyor dated August 1981 as approved by the Land Court filed in the Land Registration Office as No. 7213J, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 119772, Book 599, and to which plan reference is made for a more particular description.

Subject to and with the benefits of any and/or all rights, restrictions, covenants and easements of record insofar as the same may be in force and applicable.

For title, see Certificate of Title No. 151840, as filed with the Norfolk Registry District of the Land Court, in Book 760, Page 40.

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

TERMS OF SALE:

A deposit of TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) 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 continue the sale and to amend the terms of the sale by written or oral announcement 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.

Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust

Present Holder of said Mortgage, By Its Attorneys, ORLANS PC PO Box 540540 Waltham, MA 02454 Phone: (781) 790-7800 23-008430

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket Number: 25 SM 000034 ORDER OF NOTICE

TO: Isam Hijazi and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 § 3901 (et seq.)

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust claiming to have an interest in a

Mortgage covering real property in Canton, 9 Hoosic Drive, given by Isam Hijazi to First Mortgage Trust, Inc., dated August 21, 2007, and recorded at the Norfolk County Registry of Deeds in Book 25112, Page 552, as affected by a Loan Modification Agreement between Isam Hijazi and Santander Bank, N.A., dated July 1, 2014, and recorded at the Norfolk County Registry of Deeds in Book 32651, Page 236, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now 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 Pemberton Square, Boston, MA 02108 on or before 02/24/2025 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Chief Justice of this Court on 1/8/2025.

Attest: Deborah J. Patterson Recorder

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. NO24P3462EA CITATION ON PETITION FOR FORMAL ADJUDICATION Norfolk Probate and Family Court 35 Shawmut Road Canton, MA 02021 (781)830-1200

Estate of: Finbarr O'Riordan Date of Death: 09/07/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Margaret A. O'Riordan of Canton, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that:

Margaret A. O'Riordan of Canton, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in 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 02/05/2025.

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 (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration 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 in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.

Date: December 30, 2024 Colleen M. Brierley Register of Probate

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. NO24P3425EA CITATION ON PETITION FOR FORMAL ADJUDICATION Norfolk Probate and Family Court 35 Shawmut Road Canton, MA 02021 (781)830-1200

Estate of: Osazee John Owens Also known as: Osazee J. Owens Date of Death: 10/29/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Isuan Owens of Randolph, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Isuan Owens of Randolph, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in 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 01/29/2025.

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 (MUPC)

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WITNESS, Hon. Lee M. Peterson, First Justice of this Court.

Date: December 23, 2024 Colleen M. Brierley Register of Probate

LEGAL NOTICE PUBLIC HEARING Town of Canton Historical Commission

The Canton Historical Commission will hold a public hearing on Thursday, February 20, 2025 at 7:00 PM at Pequitside Farm, 79 Pleasant Street, Canton, in accordance with the provisions of the Demolition Delay Bylaw of the Town of Canton Bylaws, pursuant to a Notice of Intent to Demolish filed by Lucien Norbrun Jr. (LJN Solutions LLC) to demolish a building located at 267 Pleasant Street, Canton, MA in order to determine (i) if building/structure is historically or architecturally significant so as to impose a six month demolition delay; (ii) whether the work to be done will materially diminish such historical or architectural significance; and (iii) alternatives to such work.

Sepp Bergschneider, Chair Canton Historical Commission

SHAREHOLDERS MEETING LEGAL NOTICE

The Annual Meeting of the Shareholders of the Canton Cooperative Bank will be held at the Banking Rooms, 671 Washington Street, Canton, MA on Thursday, February 13, 2025 at 4:00 p.m. for the purpose of electing a Clerk of the corporation and Members of the Board of Directors who were nominated at a meeting of the Shareholders and for any other business that may legally come before such meeting.

Laurie O'Leary, Clerk 1/9/2025

DTA shares tips for safeguarding benefits

Local and state officials have reported seeing an uptick in cases involving the theft of cash benefits from programs such as Supplemental Nutrition Assistance (SNAP) and Transitional Aid to Families with Dependent Children (TAFDC).

In the past two years, thousands of Massachusetts families have had their benefits stolen through organized card-skimming schemes. SNAP benefits are particularly vulnerable to theft because the benefit (EBT) cards use a magnetic stripe, which can expose sensitive data to card skimmers — small devices that can be hidden on store card readers to copy information.

What's more, as of December 21, federal funding will no longer be available for replacement of stolen SNAP benefits after Congress opted not to extend the program. Due to the expiration of this provision, the state Department of Transitional Assistance (DTA), which administers SNAP and other benefits programs, is ramping up its outreach efforts to guard against scams and theft.

DTA suggests the following in order to keep your benefits safe:

* Change your EBT card PIN

monthly before each time you get your DTA benefits. You can do this by calling DTA Customer Service at 800-997-2555 or by visiting a local DTA office.

* If you receive TAFDC benefits, you can call your case manager to ask about having your benefits deposited to your bank account.

* Never provide your personal information, EBT card number, or PIN to unidentified callers, or to a link provided via text or email.

* You can now lock and unlock your EBT card either through DTACONnect.com or the DTA Connect mobile app. For step-by-step instructions, see mass.gov/info-details/protect-your-benefits-from-scams.

* If you think that your benefits have been stolen, you should report this to DTA as you might be able to get the stolen benefits replaced. Claims can be filed by calling 833-602-9247 or by completing the online claim form at mass.gov/how-to/report-stolen-benefits-to-dta.

Canton residents in need of assistance changing their pin or reporting fraud are welcome to contact DEHS social workers Vicky DiMaria or Alex Benjamin at 781-828-1323.

Service Directory Brought to you by... CABI Canton Association of Business & Industry. Includes ads for ABSOLUTE Landscaping, Flynn Roofing Co., M. McHugo Tree Service, Bill's Auto Repair, Canton Tree Service, TRI-TOWN Landscape Materials, Ferreira Exteriors, Berardi Irrigation, Wright Painting, Steve's Auto Repair, and Al Barnet's.