

Legal Notices

Town of Canton
Legal Notice
Public Hearing

Notice is hereby given, under Chapter 138 of the Massachusetts General Laws, as amended, that the Canton Select Board, acting as the Licensing Board for the Town of Canton, will hold a Public Hearing regarding the application for a new Special Legislation Section 12 Liquor License for Mai Dream Enterprise Canton Inc., dba Mai Kitchen, 323 Turnpike St., Canton, MA 02021. The Public Hearing will be held on Tuesday, May 6, 2025 on or after 7:00 p.m. in the Salah Meeting Room, 2nd Floor, Memorial Hall, 801 Washington St., Canton, MA 02021 or remotely via Zoom. The agenda posted at least 48 hours in advance will include the location or zoom link to the meeting.

Christopher M. Albert, Clerk
Canton Select Board

TOWN OF CANTON
ZONING BOARD OF APPEALS

On Petition of Sean McFadden; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws for dimensional relief to construct an addition to an existing single-family dwelling in a Single Residence ‘B’ district located at 4 Nancy Circle, Canton, Massachusetts (Map/Lot 059_110).

A Public Hearing will be held on Thursday, May 8, 2025 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals
Gregory L. Pando
Chairman
21-25-SP-V

NOTICE OF MORTGAGEE’S
SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Thomas E. Doyle and Erin M. Doyle, to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., dated September 26, 2005, and recorded with the Norfolk Registry of Deeds in Book 22974 at Page 97, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., to The Bank of New York Mellon FKA The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee on behalf of the certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-I, dated April 23, 2012, recorded in Book 29897, Page 528; and by an assignment from The Bank of New York Mellon F/K/A The Bank of New York Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Trustee for the CWHEQ Revolving Home Equity Loan Trust, Series 2005-I to RRA CP Opportunity Trust 1, dated May 18, 2017, recorded in Book 35148, Page 405, 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 A.M. on the 30th day of April, 2025 at 6 Park Drive, Canton, MA 02021, all and singular the premises described in said mortgage,

To wit:
The land in said Canton. being Lot No. 38 as shown on plan of land entitled, “Plan of Land in Canton, Mass., Scale 1’ = 50’”, October 14, 1959, Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass.”, said plan being further bounded and described as follows: Plan Book 208, Plan 26.

SOUTHEASTERLY by Park Drive, one hundred fifteen (115.00) feet;

NORTHEASTERLY by Lot 37, one hundred thirty-one (131.00) feet;

NORTHWESTERLY by Lots 28

& 29, one hundred fifteen (115.00) feet;
SOUTHWESTERLY by Lot 39, one hundred thirty-one (131.00) feet.

Containing 15,065 square feet, all as shown on said plan.

Together with a right to use the ways shown on said plan in common with others so entitled for all purposes for which public ways are commonly used in Town of Canton.

The sale is subject to a senior mortgage recorded at the Norfolk Registry of Deeds in Book 21830 at Page 139.

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 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.

Terms of sale: A deposit of five thousand dollars (\$5,000) 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 wire transfer to Demerle & Associates P.C., 10 City Square, 4th Floor, Boston, MA 02129 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.

RRA CP Opportunity Trust 1,

Present holder of said mortgage,
By its Attorneys,
Demerle & Associates P.C.
10 City Square, 4th Floor
Boston, MA 02129
(617) 337-4444

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.

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. NO25P0750EA
CITATION ON PETITION FOR
FORMAL ADJUDICATION
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Estate of: Hazel R. Sheehan
Also known as: Hazel
Rita Sheehan
Date of Death: 08/12/2012

To all interested persons:
A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by
Kathleen Hamblin of Encinitas, CA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Kathleen Hamblin of Encinitas, CA be appointed as Personal Representative 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 05/07/2025.

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.

U N S U P E R V I S E D
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: April 04, 2025

Colleen M. Brierley
Register of Probate

this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 04/30/2025. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Lee M. Peterson,
First Justice of this Court.
Date: March 31, 2025
Colleen M Brierley
Register of Probate

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. NO25P0577EA
INFORMAL PROBATE
PUBLICATION NOTICE
Norfolk Division

Estate of: Kirsten M. McKim
Date of Death: January 17, 2025
To all persons interested in the above captioned estate, by Petition of Petitioner Marianna McKim of Meriden, NH, a Will has been admitted to informal probate.

Marianna McKim of Meriden, NH 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

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. NO21P2568
INFORMAL PROBATE
PUBLICATION NOTICE
Norfolk Division

Estate of: Frederick L. Berry, Jr.
Date of Death: May 17, 2021
To all persons interested in the above captioned estate, by Petition of Petitioner Sean M. Williams of Brockton, MA

Sean M. Williams of Brockton, MA 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.

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.

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. NO25P0728EA
CITATION ON PETITION FOR
FORMAL ADJUDICATION
Norfolk Probate and
Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Estate of: Mary Alice Elliott
Also known as: Mari Elliott,
Mary Elliott Bonner
Date of Death: 12/31/2021

To all interested persons:
A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by: Joseph J. Busa of Hopedale, 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: Joseph J. Busa of Hopedale, MA be appointed as Personal Representative 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 04/30/2025.

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.

U N S U P E R V I S E D
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: March 26, 2025

Colleen M. Brierley
Register of Probate

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. NO25P0852EA
CITATION ON PETITION FOR
FORMAL ADJUDICATION
Norfolk Probate and
Family Court
35 Shawmut Road
Canton, MA 02021
(781)830-1200
Estate of: Maria N Da Costa
Date of Death: 01/29/2025

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Carla A Lourenco of Plymouth, 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:
Carla A Lourenco of Plymouth, 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

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. NO25P0783EA
CITATION ON PETITION FOR
FORMAL ADJUDICATION
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781)830-1200
Estate of: Ronald B
MacDonald, Jr.
Date of Death: 02/01/2025

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Eric T MacDonald of Taunton, 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:
Eric T MacDonald of Taunton, 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 05/14/2025.

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.

U N S U P E R V I S E D
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: April 07, 2025

Colleen M. Brierley
Register of Probate

SEND YOUR LEGAL NOTICES
TO: SUBMISSIONS@
THECANTONCITIZEN.COM