

Planes, Trains & Automobiles



2006 BMW Z4 Convertible

Silver, 80,000 mi., 3.0 fuel-injected 6-cylinder, automatic w/paddle shift. Power top and heated seats. One owner, always garaged and professionally maintained. Never driven in winter. Asking \$15,900. Call 508-380-9286. Serious inquiries only, please. No low-bidders or tire kickers.



2011 Chaparral 26'4" Sonesta

Excellent condition, under 200 hours, in dry dock every winter, yearly professional maintenance. \$50,000. Call 781-291-9288 or 781-336-7776



Water Quest 15.4' Canoe

Seats 3-4 adults. Square stern reinforced to accommodate an outboard motor up to 4 HP. Sealed storage. Built in cooler. Beverage holders. 2 oars and dolly. \$550. OBO. Text 703-585-4861.

Legal Notices

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 515 Tremont Street, Duxbury, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Catherine M. Callahan and Timothy R. Callahan to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders Network USA, Inc., said mortgage dated October 28, 2005, and filed in Plymouth County Registry District of the Land Court as Document No. 595692 and noted on Certificate of Title No. 108192 and now held by Main Street Capital

Legal Notices

Partners, LLC by virtue of an assignment from Trinity Financial Services, LLC to Main Street Capital Partners, LLC dated September 18, 2015 and filed in Plymouth County Registry District of the Land Court as Document No. 760435 and noted on Certificate of Title No. 108192; previously assigned by Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders Network USA, Inc. to Trinity Financial Services, LLC dated June 3, 2016 and filed in Plymouth County Registry District of the Land Court as Document No. 760434 and noted on Certificate of Title No. 108192 for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at **Public Auction on July 27, 2022 at 2:00 PM Local Time** upon the premises, subject to all encumbrances and prior liens, including the senior mortgage recorded on October 28, 2005 and filed in Plymouth County Registry District of the Land Court as Document No. 595691 and noted on Certificate of Title No. 108192, all and singular the premises described in said mortgage, to wit:

The land situated in Duxbury, Plymouth County, Massachusetts, described as follows:

Being Lot 7 on subdivision plan # 4260G drawn by Robert G. McGlone, Surveyor, dated April 29, 1974, and filed with Certificate of Title No. 52788.

Said lot is subject to and has the benefit of the provisions for an over-head bridge, as set forth in Certificate of Title No. 1650.

For title see deed from Richard J. and Priscilla L. McKee dated December 15, 1993 filed in Plymouth County Registry District of Land Court as Document # 362,125 with Certificate 85689.

The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagors' Title see deed dated September 8, 2005, and filed in Plymouth County Registry District of the Land Court as Document No. 595690 and noted on Certificate of Title No. 108192 with the Plymouth County Registry District of the Land Court.

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 by a certified check, bank

Legal Notices

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 sixty (60) days after the date of sale. Other terms to be announced at the sale.

BENDETT & MCHUGH, PC
270 Farmington Avenue
Farmington, CT 06032
Attorney for Main Street Capital Partners, LLC
Present Holder of the
Mortgage
(860) 677-2868

3D - 06/22, 06/29, 07/06, 2022

FEDERAL CONSISTENCY REVIEW NOTICE

The Massachusetts Office of Coastal Zone Management (CZM) is reviewing the proposal listed below for consistency with its enforceable policies. Project proponents have filed a statement and accompanying information with CZM certifying that their proposal is consistent with these policies. Written comments may be submitted to CZM within twenty-one days of the publication date of this advertisement.

C o m m u n i c a t i o n s regarding CZM's federal consistency review should be directed to either:

Robert Boeri, at Robert.Boeri@mass.gov, for procedural or administrative questions, or

Jason Burtner, at Jason.Burtner@mass.gov, as lead reviewer for the proposed project.

Town of Duxbury is seeking permits for proposed beach and dune nourishment at Gurnet Rd. Beach in Duxbury.

1D - 07/06/2022

TOWN OF DUXBURY CONSERVATION COMMISSION

PUBLIC HEARING

The Duxbury Conservation Commission will hold a Public Hearing in the Mural Meeting Room on the lower level of Town Hall, under the Town of Duxbury Wetlands Bylaw, Chapter 9 and Massachusetts Wetlands Protection Act, MGL, Ch. 131, Section 40, on Tuesday evening, July 12, 2022 at 7:05pm at the request of Grady Consulting LLC to remove an existing pool and patio and replace with the proposed pool and patio as described in a Notice of Intent filed with the Conservation

Legal Notices

Commission on June 21, 2022. Said project is located at 60 Long Point Lane, Lot #118-174-003 of the Duxbury Assessors Map. The Notice of Intent and plans for this project are available for review at the Duxbury Conservation Department webpage at: town.duxbury.ma.us/conservation. Email conservation@town.duxbury.ma.us with questions.

Robb D'Ambruoso
Chairman

1D - 07/06/2022

TOWN OF DUXBURY CONSERVATION COMMISSION

PUBLIC MEETING

The Duxbury Conservation Commission will hold a Public Meeting in the Mural Meeting Room on the lower level of Town Hall, under the Town of Duxbury Wetlands Bylaw, Chapter 9 and Massachusetts Wetlands Protection Act, MGL, Ch. 131, Section 40, on Tuesday evening, July 12, 2022 at 7:10pm at the request of Julie Oliva to determine the applicability of the Massachusetts Wetlands Protection Act and the Town of Duxbury Wetlands Bylaw relative to a project described in a Request for Determination of Applicability filed with the Conservation Commission on June 29, 2022. Said project seeks to replace an existing shed with a shed of the same dimensions and on the same footprint and is located at 234 Gurnet Road; Lot #139-021-001 of the Duxbury Assessor's maps. The Request for Determination and plans for this project are available for review at the Duxbury Conservation Department webpage at: town.duxbury.ma.us/conservation. Email conservation@town.duxbury.ma.us with questions.

Robb D'Ambruoso
Chairman

1D - 07/06/2022

(SEAL) COMMONWEALTH OF MASSACHUSETTS

LAND COURT DEPARTMENT OF THE TRIAL COURT

22 SM 001638

TO:

James W. Seppala

ORDER OF NOTICE

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

Legal Notices

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

claiming to have an interest in a Mortgage covering real property in Duxbury, numbered 786 Congress Street, given by James W. Seppala to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Urban Financial Group, Inc. its successors and assigns, dated April 22, 2013, and recorded or filed in the Plymouth County Registry of Deeds in Book 42984, Page 277, and now held by Plaintiff by assignment, 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

08/01/2022

or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act. 6/17/2022

Witness,
GORDON H. PIPER,
Chief Justice of this Court on
Attest:

Deborah J. Patterson
Recorder

1D - 07/06/2022

DEPARTMENT OF ENVIRONMENTAL PROTECTION WATERWAYS REGULATION PROGRAM

Notice of License Application Pursuant to M.G.L. Chapter 91 Waterways License Application Number 22-WW01-0086-APP John McLaughlin

NOTIFICATION DATE: July 8, 2022

Public notice is hereby given of the waterways application by John McLaughlin to construct and maintain a pier, ramp and float at 685 Washington Street, in the municipality of Duxbury, in