

LEGAL ADVERTISING

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 June J. MacDonald to Wells Fargo Bank, N.A., dated February 21, 2007 and recorded with the Barnstable County Registry of Deeds at Book 21805, Page 1 subsequently assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Wells Fargo Bank, N.A. by assignment recorded in said Barnstable County Registry of Deeds at Book 30797, Page 167; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 2:00 PM on December 28, 2017 at 45 Cedar Swamp Lane, Chatham, MA, all and singular the premises described in said Mortgage, to wit:

The land with the buildings thereon situated in Chatham. Barnstable County, Commonwealth of Massachusetts. known and being numbered: 45 Cedar Swamp Lane. Being shown as Lot 6 on a plan entitled. "Subdivision Plan of Land in Chatham. Mass ..for Mary Frances Crowell from survey by Nickerson & Berger. Eastham. Mass .. drawn by R. B. Kelley. Chatham. Mass., Dec. 1954" filed with Barnstable County Registry of Deeds in Plan Book 119. Page 87. Containing an area of about 10,150 square feet. The premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations, restrictions, and layouts and taking of record, insofar as they are in force and applicable. Meaning and intending to mortgage the same premises by need of Cape Investors, Inc. to Donald E. MacDonald and June J. MacDonald, dated 03/23/1964 and filed with the Barnstable County Registry of Deeds at Record Book 1243, Page 14; wherein a more detailed description of the premises is set forth.

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 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.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Present Holder of said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
17-000753

The Cape Cod Chronicle
Dec. 7, 14 and 21, 2017

CHATHAM CONSERVATION COMMISSION PUBLIC HEARING

The Chatham Conservation Commission will hold a public hearing in accordance with the provisions of Massachusetts General Law, Ch 131, s.40, the Wetlands Protection Act, and the Town of Chatham Wetlands Protection Bylaw, Ch. 272 on **Wednesday December 20, 2017** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicant has filed a Request for Determination of Applicability 31 Aunt Carries Road, James and Jane Carr: Proposed demolition and reconstruction of dwelling; upgrade to new septic system; only portions of work are within the Commission's jurisdiction at 31 Aunt Carries Lane, Assessors Map 3B parcel B23.

The following applicants have filed Notices of Intent: 185 Sears Road, Richard & Sandra MacDonald, SE 10-: Proposed rock revetment at 185 Sears Road, Assessors Map 11A1 parcel 2.

33 Wood Carver Knoll, Russell G and Theresa C Golden, SE 10-: Proposed patio renovations/additions and rebuilding of three existing timber, retaining walls at 33 Wood Carver Knoll, Assessors 11D parcel 6A.

26 Salt Pond Road, 26 Salt Pond LLC, Mary Holmes-applicant, SE 10: Proposed addition in an existing footprint with expansion & installation of sonotube footings at 26 Salt Pond Road, Assessors Map 17J parcel 1.

46 Ryders Cove Road, P. T. Marine, Inc, SE 10-: Proposed removal of existing underground fuel storage tank; construction of new above ground fuel storage tank and containment structure at 46 Ryders Cove Road, Assessors Map 11J parcel 3.

Files are available for review at the Town Annex,
261 George Ryder Road.

Conservation office hours are 7AM-4PM, Monday through Thursday
and 7AM-12:30PM, Friday.

The Cape Cod Chronicle
Dec. 14, 2017

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA DECEMBER 20, 2017

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, December 20, 2017 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held December 6, 2017

CONTINUED HEARING: SITE IMPROVEMENTS:
17-087 Ocean State Job Lot – Application to place a metal enclosure housing an outdoor display of goods located at 1674 Main Street. Application continued from November 15, 2017 and December 6, 2017.

CONTINUED HEARING: ADDITION/ALTERATION:
17-090 Wayne & Phoebe Gould/c/o David Crockett – Application to partially demolish and construct an addition to the dwelling located at 1500 Main Street. Application continued from December 6, 2017.

17-091 Matt Swenson – Application to construct a dormer, deck, and stairway and change a 1st floor window to a door located at 1470 Main Street. Application continued from December 6, 2017.

ADDITION/ALTERATION:
17-100 Sweet Tomatoes/c/o Merrill Sweet – Application to install solar panels on the existing East elevation and construct an overhang and carport with solar panels mounted on top located at 790 Main Street.

OTHER BUSINESS:
Public Comment

Plans, site plans, and all other documents related to these Applications are on file with the Department of Community Development, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 7:00 a.m. to 12:30 p.m.

The full agenda for this meeting will be posted at: www.mytown-government.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Daniel A. Sylvester,
Chairman

The Cape Cod Chronicle
Dec. 14, 2017

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JANUARY 2, 2018

The Chatham Historical Commission will hold a public meeting on **Tuesday, January 2, 2018 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

In accordance with Town policy the public can speak to any issue/hearing or business item on the agenda during the meeting when recognized by the chair.

HEARINGS:
Application No: 18-001 To be heard in accordance with Chapter 158 (Demolition Delay Bylaw) of the Town of Chatham General Bylaws, pursuant to the Notice of Intent to Demolish or Partially Demolish a Historic Building or Structure located at **372 Stage Harbor Road**, filed by: Minglewood Homes, Inc., 1281 Main Street, Chatham, MA 02633; for: Nathaniel Bull & Kathryn E. Conover, 7 Hillside Lane, Chelmsford, MA 01824

The full agenda for this meeting will be posted at: www.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Cape Cod Chronicle
The Dec. 14 and 21, 2017

TOWN OF CHATHAM, MASSACHUSETTS REQUEST FOR PROPOSALS (RFP) LAND ACQUISITION - NEW COUNCIL ON AGING (COA) FACILITY

In accordance with M.G.L. Chapter 30B the Town of Chatham, Board of Selectmen through the Town Manager's Office is seeking a site to potentially locate a new Council on Aging (COA) Facility. The current COA facility located at 193 Stony Hill Road has outgrown its existing site and is looking to move to a new building and location in Chatham contingent on Town Meeting approval. Therefore, the Town is issuing this Request for Proposals (RFP) to acquire a suitable parcel or parcels of land for sale which could be used for this purpose. Any property owners who have land capable of meeting the qualifications stated in this RFP may submit a Proposal. In order to accommodate a new building, associated parking and open area features the preferred site needs shall be located within the Town Chatham and have a minimum buildable area of least 65,000 sq. ft. based upon "M" zoning setbacks and can be comprised of one (1) individual parcel or a combination of two (2) or more parcels.

The Request for Proposals (RFP) and supporting documents may be obtained via email from Shanna Nealy (snealy@chatham-ma.gov) or at the Chatham Town Offices, Town Manager's Office, 549 Main Street, Chatham, MA.

Bids will be received as noted in the RFP until **2:00 PM on January 12, 2018.**

The Cape Cod Chronicle
Dec. 7 and 14, 2017

HARWICH CONSERVATION COMMISSION NOTICE OF PUBLIC MEETING

The Harwich Conservation Commission will hold a public meeting in accordance with the provisions of the Wetlands Protection Act, MGL Ch. 131 §40, and its Regulations 310 CMR 10.00 and the Town of Harwich Wetlands Protection By-Law, and its Regulations, Article VII on **WEDNESDAY, December 20, 2017** in the **Small Hearing Room** Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **6:30 p.m.**

Public Hearing:
The Harwich Conservation Commission shall hold a public hearing on the management of the town-owned cranberry bogs in the Bells Neck Conservation area at 0 Depot Street, Map 36, Parcel M3. The Conservation Commission may make a decision at this meeting on the future use of the bog area.

The following applicants have filed a Request for Determination of Applicability:

Town of Harwich Department of Public Works, Lower County Road Bridge over Herring River. Repair of bridge. Saw-cutting of road and installation of t-base then repaving. Installation of filter fabric on eroded bank.

The following applicants have filed a Notice of Intent:

The Tide River Nominee Trust, Lawrence Damon, Trustee, 44 Chase Street, Map 4, Parcel N1-D2. Proposed construction of a swimming pool, pool shed, fence and relocation of existing drive.

Andrew and Katie Hutton, 437 Route 28, Map 13, Parcel S1-B3. Replacement of the original sewage system with a Title 5 sewage system. No expansion of the existing building is proposed.

You may contact the Conservation office at 508-430-7538 for further information.

Bradford Chase,
Chairman

The Cape Cod Chronicle
Dec. 14, 2017

ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, DECEMBER 27, 2017 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, December 27, 2017 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room at the Harwich Town Hall, 732 Main Street to hear the following cases. Any member of the public having interest in these applications is invited to attend and provide information and comment relevant to these matters or may submit the same in writing by Wednesday, December 20, 2017.

Case #2017-38 Case #2017-08
Paul Cuddy, Trustee of Harwich Commons, LLC has applied for a Temporary Change of Use to allow for the continuation of storage of construction materials being used as part of the National Grid Pipeline Project. The application is pursuant to the Code of the Town of Harwich, §325 Table 1, Use Regulations as set forth in MGL Chapter 40A §6. The property is located at 0 Halls Path, Map 86, Parcel B7 in the RR Zoning District.

In other business, the Board will address the following agenda items:
* Approval of minutes from the November 29, 2017 meeting.

New Business per the Board's discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich and may be viewed during regular department business hours.

In accordance with State Law, this legal notice will also be available electronically at www.masspublicnotices.org. The Town is not responsible for any errors in the electronic posting of this notice.

Per the Attorney General's Office: The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following "New Business." If you are deaf or hard of hearing or a person with a disability who requires an accommodation, contact the Selectmen's Office at [508-430-7513](tel:508-430-7513)

This Agenda may change at the discretion of the Board.

Recording & Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair.

Authorized Posting Officer:
Shelagh Delaney, sdelaney@town.harwich.ma.us
Board of Appeals Recording Clerk

The Cape Cod Chronicle
Dec. 7 and 14, 2017

HARWICH GOLF COMMITTEE NOTICE OF PUBLIC HEARING

The Harwich Golf Committee will hold a public hearing to solicit public comment on golf fees for Cranberry Valley Golf Course for the 2018-2019 season. The hearing will be held on Tuesday December 19, 2017, at 4:00pm in the Griffin Room at Harwich Town Hall (732 Main Street).

Clem Smith
Chairman,
Harwich Golf Committee

The Cape Cod Chronicle
Nov. 30, Dec 7 and 14, 2017