

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 Bradford H. White and Darlene L. White to Mortgage Electronic Registration Systems, Inc., as nominee for Solstice Capital Group Inc., its successors and assigns, dated December 19, 2006 and registered with the Barnstable County Registry District of the Land Court as Document Number 1053503 noted on Certificate of Title Number 142170, subsequently assigned to U.S. Bank National Association As Trustee For The Registered Holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1 by Mortgage Electronic Registration Systems, Inc., solely as nominee for Solstice Capital Group Inc., its successors and/or assigns by assignment registered with Barnstable County Registry District of the Land Court as Document Number 1283674 noted on Certificate of Title Number 142170 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 1:00 PM on November 21, 2019 at 51 Holly Drive, Chatham (South Chatham), MA, all and singular the premises described in said Mortgage, to wit:

THE LAND TOGETHER WITH THE BUILDINGS THEREON, SITUATE IN CHATHAM, BARNSTABLE COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: SOUTHEASTERLY BY HOLLY DIVE, ONE HUNDRED SIXTY-FOUR (164) FEET; SOUTHWESTERLY BY LOT 55, EIGHTY-NINE (89) FEET; NORTHWESTERLY BY A PORTION OF LAND NOW OR FORMERLY OF THE TOWN OF CHATHAM, ONE HUNDRED SIXTY-FOUR (164) FEET; AND NORTHEASTERLY BY LOT 53, EIGHTY-NINE (89) FEET. ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON SUBDIVISION PLAN 35955-B (SHEET 2) DATED NOVEMBER 26, 1975, DRAWN BY NICKERSON & BERGER, INC., SURVEYORS, AND FILED IN THE LAND REGISTRATION OFFICE AT BOSTON, A COPY OF WHICH IS FILED IN BARNSTABLE COUNTY REGISTRY OF DEEDS IN LAND REGISTRATION BOOK 516, PAGE 63, WITH CERTIFICATE OF TITLE NO. 54063 AND SAID LAND IS SHOWN THEREON AS LOT 54. BEING THE SAME PROPERTY CONVEYED TO BRADFORD H. WHITE AND DARLENE L. WHITE, HUSBAND AND WIFE BY DEED FROM MIRIAM G. MATHAISEL, TRUSTEE OF HOLLY DRIVE REALTY TRUST, U/D/T 7/18/1992 RECORDED 09/30/1996 IN INSTRUMENT NO. 677237, IN THE REGISTRY OF DEEDS PLAN FOR BARNSTABLE COUNTY, MASSACHUSETTS.

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 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.

U.S. Bank National Association As Trustee For ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1
Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
18-009468

The Cape Cod Chronicle
Oct. 31, Nov. 7 and 14, 2019

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 21, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-086: Mark and Teresa Plotkin, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **211 Vineyard Avenue**, also shown on the Town of Chatham's Assessors' Map 10D Block 93 Lot D129. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of dormers and a partial second floor addition. The existing dwelling is nonconforming in that it is located 14.6 feet from the northerly abutter where a 15 foot setback is required and is located within the Coastal Conservancy District. The proposed additions will conform to road and abutters setbacks but are located wholly within the Coastal Conservancy District (Flood Plain Ele. 11 and 12) where a 50 foot setback is required. The existing and proposed building coverage is 1,563 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 25,063 square feet in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Sections V.B of the Chatham Protective Bylaw.**

Application No. 19-087: Edward Acton, owner of property located at **48 Hillcrest Road**, also shown on the Town of Chatham's Assessors' Map 15H Block 53 Lot M7. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The existing dwelling is nonconforming in that it is located 14 feet from the southerly abutter. The proposed dwelling will be nonconforming in that it will be located 21 feet from the southerly

abutter where a 25 foot setback is required. Also proposed is the installation of exterior mechanical system appliances (A/C condensers, generator and pool equipment) 20 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 1,460 square feet (7.9%) and the proposed building coverage is 2,692 square feet (14.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 18,040 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Sections V.B of the Chatham Protective Bylaw.**

Application No. 19-063: Ernest A. Walen III & Deborah A. Walen, c/o Rick Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **43 Shattuck Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 14 Lot 4. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure (garage) on a nonconforming lot via demolition of the existing garage and the construction of a new garage. The existing garage is nonconforming in that it is located 20.9 feet from Grist Mill Lane, 2 feet from the northerly abutter and 3.3 feet from the southerly abutter. The proposed garage will be nonconforming in that it will be located 20.9 feet from Grist Mill Lane where a 40 foot setback is required, 2 feet from the northerly abutter and 1.9 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 1,744 square feet (12.1%) and the proposed building coverage is 1,919 square feet (13.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 14,541 square feet of buildable upland where 20,000 square feet is required and contains 28,800 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw. Continued from August 22, 2019, September 26, 2019 and October 24, 2019.**

Application No. 19-080: Lisa McCarthy, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **24 Independence Lane**, also shown on the Town of Chatham's Assessors' Map 16A Block 9 Lot C5. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of a portion of the existing dwelling and construction of additions. The existing dwelling is nonconforming in that it is located 31.8 feet from road. The proposed dwelling will be nonconforming in that it will be located 26.4 feet from the road where a 40 foot setback is required. The existing building coverage is 1,933 square feet and the proposed building coverage is 2,438 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 24,673 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Chatham Protective Bylaw. Continued from October 24, 2019.**

Other Business:
Approval of minutes
Public Comments

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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Robert Hessler
Chairman

The Cape Cod Chronicle
Nov. 7 and 14, 2019

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD NOVEMBER 12, 2019 6:00PM

Please Note: This meeting will be broadcast live on Channel 18 and will be available shortly thereafter for scheduled and on-demand viewing.

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.

MINUTES: October 15, 2019 & October 22, 2019

SUBDIVISION PLAN REVIEW:
Definitive

70 Seaview Street/ Eastward MBT, LLC, as trustee of Eastward Companies Business Trust/Riley/Proposed two (2) lot subdivision.

LONG RANGE PLANNING:
Rte. 28 Visioning Study Implementation – West Chatham Boundaries and Draft Bylaw Discussion

Public Comments

Chairman's Comments

PUBLIC COMMENT: The public can speak to any current or future issue relevant to the normal business of the Planning Board.

The full agenda for this meeting will be posted at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Materials for the advertised agenda items are available for review at the Town of Chatham, Community Development Office, 261 George Ryder Road M-Th between the hours of 7am and 4pm and Friday from 7am till 12:30pm

The Cape Cod Chronicle
Nov. 7, 2019

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA19P1700EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Peter J. Simpson
Date of Death: August 1, 2019

To all persons interested in the above captioned estate, by Petition of Petitioner Norma J. Baldner of Marstons Mills, 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.

The Cape Cod Chronicle
Nov. 7, 2019

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA NOVEMBER 19, 2019

The Chatham Historical Commission will hold a public meeting on **Tuesday, November 19, 2019** beginning at **9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

HEARINGS:

Application No: 19-039 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 (Add Dormer) a Historic Building or Structure Located at: **255 Old Harbor Road**, filed by: Peter Bickford, 65 Lazell Street, Hingham, MA 02043 for: LKSA Trust, 567 Main Street, Hingham, MA 02043-3126

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.

Frank Messina
Chairman

The Cape Cod Chronicle
Oct. 31, and Nov. 7, 2019

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, November 6, 2019** beginning at **4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meetings held October 16, 2019

SIGNS:
19-081 Chatham Interiors, Inc. /c/o Melinda Headrick – Application to install a new ground sign located at 515 Main Street.

19-082 Chatham Interiors, Inc. /c/o Melinda Headrick – Application to install a new wall sign located at 515 Main Street.

ADDITION/ALTERATION:
19-080 Donald Grunewald/c/o Minglewood Homes – Application to replace the picture window on the structure located at 726 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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Dan Sylver,
Chairman

The Cape Cod Chronicle
Nov. 7, 2019

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LEGAL ADVERTISING

Continued from Page 49

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 November 13, 2019** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicants **have filed Requests for Determination of Applicability: 889 Orleans Road, Susan Trask:** Proposed installation of Title 5 sewage disposal system to replace existing cesspool system at 889 Orleans Rd, Assessors Map 11J parcel 8.

125 Stage Harbor Road, Daniel Gregory: Proposed removal of one large, Linden tree with crown damage; tree located in close proximity to the house at 125 Stage harbor Rd, Assessors Map 14D parcel D11.

The following applicants **have filed Notices of Intent: 42 Harbor View Lane, Keith S Sherin 2012 Qualified Trust, Keith S and Janet M Sherin, Trustees, SE 10:** Proposed drainage improvements at 42 Harbor View Lane, Assessors Map 16-I parcel M2.

147 Woodland Way, 147 Woodland Way Realty Trust, Thomas & Kathleen Doherty, Trustees, SE 10-: Proposed construction of a deck at 147 Woodland Way, Assessors Map 11J parcel HC41.

15 Cove Hill Circle, Richard & Juliana Quinn, SE 10: Proposed demolition and reconstruct of dwelling; construction of a swimming pool at 15 Cove Hill Circle, Assessors Map 13J parcel G9.

Pcl 9 (aka 0) Bridge St, Town of Chatham-owner, Town of Chatham Director of Coastal Resources, applicant, SE 10: Proposed coastal bank stabilization along Mitchell River tidal estuary; installation of dinghy tie-up rack at Pcl 9 (aka 0) Bridge Street, Assessors Map 14A parcel 9.

46 Jericho Lane, Allyn C Callahan 2008 Family Trust, Allyn Callahan, Trustee, SE 10-: Proposed reconstruction of stairs, boathouse, retaining walls, patios and building addition at 46 Jericho Lane, Assessors Map 10B parcel 84.

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
Nov. 7, 2019

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 2020-2021 season. The hearing will be held on Tuesday November 12, 2019, at 4:00pm in the Griffin Room at Harwich Town Hall (732 Main Street).

Clem Smith, Chairman
Harwich Golf Committee

The Cape Cod Chronicle
Oct. 24, 31 and Nov. 7, 2019

INVITATION FOR BID DOMESTIC WATER METERS

Sealed bids for furnishing **Domestic Water Meters** will be received by the Harwich Water Department at 196 Chatham Road, Harwich Massachusetts until **10:00 am** prevailing time on **November 12th, 2019**, at which time said Bids will be publicly opened and read aloud. All bids shall be submitted within a sealed envelope addressed to the "Harwich Water Department, 196 Chatham Rd., Harwich, MA 02645" and entitled "Bid for Drinking Water Meters".

The work under this contract includes furnishing, on an as needed basis, water meters ranging in size from 5/8" to 4" as specified in the Form for General Bid. The Town of Harwich Water Department currently services approximately 10,000 metered accounts. The Department purchases water meters throughout the fiscal year on an as-needed basis as part of the Meter Replacement Program.

Contract Documents may be examined and obtained online at <http://www.harwichwater.com/news-events/procurement.html> or at the office of the Harwich Water Department, 196 Chatham Rd., Harwich MA, 02645, (508) 432-0304 between the hours of 8:00 am and 4:30 pm.

The contract awarded under this Invitation to Bid shall be for 1 Year with the option to renew for 2 additional years. Payment terms are outlined in the Agreement for the Town of Harwich.

The Town reserves the right to waive any informalities, to accept or reject, in whole or in part any or all bids, or take whatever other action may be deemed to be in the best interest of the Town.

The Town of Harwich,
Water Superintendent:
Daniel Pelletier
Board of Water Commissioners:
Allin Thompson, Chairman
Judith Underwood, Vice Chair
Gary Carreiro, Clerk

The Cape Cod Chronicle
Oct. 31 and Nov. 7, 2019

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings no earlier than 6:30 PM on Tuesday, November 19, 2019 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following applications. Anyone having interest is invited to attend to provide comments or may submit comments in writing.

PB2019-39 Brain Langelier, Trs. et al, as owners, seeks approval pursuant to the Code of the Town of Harwich §325-55 to amend/modify a Site Plan Review Special Permit (PB2019-12) with waivers to change the use from a retail show room of large items to professional/office space and change the parking for property located at 815 Route 28, Map 24, Parcel W6-2 in the C-H-1 zoning district.

PB2019-40 Brain Langelier, Trs. et al, as owners, seeks approval pursuant to the Code of the Town of Harwich §325-55 to amend a Site Plan Review Special Permit (PB2019-33) with waivers to reconfigure the existing parking areas and to allow for shared parking with the abutting property at 815 Route 28. The property located at 809 Route 28, Map 24, Parcel W6-1 in the C-H-1 zoning district.

PB2019-41 Ronald M. Remondino and Lisa Stroker, owners, c/o William Crowell, Esq., seek approval pursuant to the Code of the Town of Harwich §325-51.L, -51.M, and 55 for a Site Plan Review Special Permit and Special Permits for Mixed Use and Village Commercial Overlay with waivers for the construction of an addition for retail/commercial space, conversion of the second floor from residential use to retail/commercial use and maintaining an existing residential dwelling unit. The property is located at 521 Route 28, Map 14 Parcel P3-A in the C V and V-C overlay districts.

All documents related to the above cases are on file with the Planning Department and the Town Clerk, 732 Main Street and may be viewed during regular 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 legal notice.

Joseph P. McParland,
Chair

The Cape Cod Chronicle
Oct. 31 and Nov. 7, 2019

TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, November 20, 2019 in the Griffin Room, Town Hall, at 732 Main Street, Harwich, MA to consider the following applications. The public hearing will begin at 6:00 p.m. followed by a public meeting. Any member of the public having an interest in these applications is invited to attend and provide information and comment relevant to this matter or may submit the same in writing.

HH2019-23 Notice of Intent (NOI) has been received for 521 Route 28, Map 14, Parcel P3-A, in the C-V and Commercial Village Overlay District Zones. The application proposes the partial demolition and rebuild of the middle portion of the building and an addition. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Ronald M. Remondino, as Owner/Applicant.

HH2019-24 Notice of Intent (NOI) has been received for 240 Route 28, Map 12, Parcel B3, in the C-H-1 Zone. The application proposes 100% demolition of the former thrift shop and residence. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Roman Catholic Bishop of Fall River, as Owner, Bishop Edgar Moreira da Cunha as Applicant.

HH2019-25 Notice of Intent (NOI) has been received for 165 Gorham Rd, Map 24, Parcel R3-6, in the R-R Zone. The application proposes the addition of a front dormer and a 16'x16' sun room. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Mark and Lisa Hegel, as Owners; Peter Bernard, Cape Coastal Builders, Inc., as Applicant.

HH2019-26 Certificate of Non-Applicability (CON-A) has been received for 708 Main Street, Map 41, Parcel B-5 in the C-V and the Harwich Center Historic Districts and MACRIS HRW.31. The application proposes work that does not involve a change in design, color or outward appearance to the Greek Revival home such as painting, shutters, window boxes and lighting. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Jamie Selldorff as Owner/Applicant.

All documents related to the above case(s) are on file with the Planning Department and the Town Clerk, 732 Main Street 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 City/Town is not responsible for any errors in the electronic posting of this legal notice.

Mary Maslowski,
Chairman

The Cape Cod Chronicle
Oct. 31 and Nov. 7, 2019

Legal Ad Deadline is Monday at Noon

Except on
Monday Holidays
when the deadline will be
Friday at Noon
Please email your legal ads to:
barbara@capecodchronicle.com

Dec. 26th Deadline is Friday, Dec. 20

Jan 2nd Deadline is Friday, Dec. 27