

# 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 Johnny Santiago and Kelly A. Santiago to Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a plaincapital Company, its successors and assigns, dated September 30, 2016 and recorded with the Barnstable County Registry of Deeds at Book 29977, Page 275, subsequently assigned to Lakeview Loan Servicing, LLC by Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for PrimeLending, a plaincapital company its successors and assigns by assignment recorded in said Barnstable County Registry of Deeds at Book 30909, Page 319 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on October 17, 2019 at 15 Sylvan Way, Chatham (South Chatham), MA, all and singular the premises described in said Mortgage, to wit:

The land in Chatham, BARNSTABLE COUNTY, MASSACHUSETTS, together with the buildings thereon, further bounded and described as follows: LOT 3 PLAN BOOK 115 PAGE 39 Shown on a plan entitled "Plan showing Subdivision of Land in South Chatham, Mass. For Arthur Leroy Ellis, Jr., March 20, 1954, John E. White, C.E. "filed with Barnstable County Registry of Deeds in Plan Book 115 Page 39 and said land is shown thereon as LOT 3. Said premises are conveyed subject to and with the benefit of any and all rights, rights of way, easements, reservations, restrictions or other conditions of record insofar as the same may be in force and applicable. The street address of the property is: 15 Sylvan Way, South Chatham, MA 02659. For Title see Deed recorded herewith.

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 Mortgagee, 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.  
Lakeview Loan Servicing, LLC

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANDS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
19-004082

The Cape Cod Chronicle  
Sept. 26, Oct. 3 and 10, 2019

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, October 10, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**Application No. 19-076: Paul and Virginia Goldense**, owners of property located at **43 Library Lane**, also shown on the Town of Chatham's Assessors' Map 15D Block 20A Lot E12. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a porch addition. The existing dwelling and proposed addition conform to setback requirements. The existing building coverage is 1,708 square feet (16.1%) and the proposed building coverage is 1,807 square feet (17.1%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,579 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**Application No. 19-077: Christine C. Mink**, c/o Jim Gronski, PO Box 167, West Chatham, MA 02669, owner of property located at **1 Harbor View Road**, also shown on the Town of Chatham's Assessors' Map 8A Block 22 Lot H50. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling is nonconforming with a building height of 30.2 feet and is located 24 feet from the Coastal Conservancy District. The proposed second floor deck will be nonconforming in that it is located 27 feet from the Coastal Conservancy District where a 50 foot setback is required. The proposed increase in building height will be nonconforming at 30.5 feet where 30 feet is the maximum allowed. Also proposed is the construction of a conforming second floor addition above the garage. The existing building coverage is 1,989 square feet (11.9%) and the proposed building coverage is 2,095 square feet (12.5%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 16,715 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**Application No. 19-078: Howard and Inga Walker**, owners of property located at **8 Windmill Lane**, also shown on the Town of Chatham's Assessors' Map 16A Block 22 Lot H9. The Applicant seeks a Variance under Section VIII.D.2.c. from the requirements of Appendix II, to allow for the installation of an exterior mechanical system appliance (generator) 10 feet from the road and 10 feet from the westerly abutter where a 25 foot setback is required. The lot is nonconforming in that it contains 9,684 square feet where 40,000 square feet is required in an R40 Zoning District. **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Chatham Protective Bylaw.**

**Application No. 19-079: Barry and Paula Reopell**, owners of property located at **96 Morton Road**, also shown on the Town

of Chatham's Assessors' Map 3D Block 39 Lot 32. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling is nonconforming in that it is located 18 feet from the northerly abutter. The proposed additions will be nonconforming in that they will be located 21 feet from the northerly abutter where a 25 foot setback is required. The existing building coverage is 1,329 square feet (5.4%) and the proposed building coverage is 1,668 square feet (6.8%) where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 24,642 square feet where 60,000 square feet is required in the R60 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**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](http://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  
Sept. 26 and Oct. 3, 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, October 2, 2019 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

**MINUTES REVIEW:**  
Meetings held September 18, 2019

**SIGN:**  
**19-072 Thomas Shea/c/o Michael London** – Application to install a ground sign on the structure located at 403 Main Street.

**ADDITION/ALTERATION:**  
**19-073 Thomas Shea/c/o Michael London** – Application to add fencing and shutters and repaint h front door on the structure located at 403 Main Street.

**19-071 Glacier Point LLC/c/o Cape Associates** – Application to replace windows on the structure located at 29 Stage Harbor Road.

**19-074 Gail Eldredge/c/o Terry Eldredge** – Application to replace windows on the structure located at 1038 Main Street.

**19-075 Andy and Amy Montaneri/c/o Disaster Specialists** – Application to replace roofing, windows and trim and to replace the soffits on the dwelling located at 101 Old Harbor Road.

**ADMINISTRATIVE APPROVAL/EXEMPTION:**  
**19-069 Suzy Nickerson Trust c/o Jasen Muto** – Application for Administrative Approval to replace the roof shingles on the structure located at 584 Main Street.

**OTHER BUSINESS:**  
Public Comment  
Recommendation to Board of Selectmen on vacant regular member position

**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](http://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  
Sept. 26, 2019

## CAPE COD COMMISSION

On September 17, 2019, the Cape Cod Commission received a nomination for a proposed West Harwich District of Critical Planning Concern from the Harwich Board of Selectmen pursuant to Sections 10 and 11 of the Cape Cod Commission Act.

The nominated district consists of approximately 43 acres of land located entirely within the Town of Harwich, Village of West Harwich, and contains those parcels in the existing Commercial Highway (CH-1) zoning district with frontage along State Highway/ Route 28 from the Dennis/Harwich town line (Division Street) to just west of the Herring River, with the exception of certain portions of parcels located at 93 Route 28, 97 Route 28, and 156 Riverside Drive that fall outside of said CH-1 district.

A map of the nominated district and other relevant documents may be viewed at the Commission offices by calling the Commission at (508) 362-3828 to schedule an appointment between the hours of 8:30 a.m. and 4:30 p.m.

If you are deaf or hard of hearing or are a person with a disability who requires an accommodation, contact the Cape Cod Commission at (508)362-3828; for Telecommunications Relay Services (TRS) dial 711.

Caso estas informações sejam necessárias em outro idioma, por favor, contate o Coordenador de Título VI pelo telefone (508)744-1299 or Para serviços de retransmissão de telecomunicações, disque 711.

The Cape Cod Chronicle  
Sept. 26, 2019

## TOWN OF CHATHAM BOARD OF SELECTMEN PUBLIC HEARING NOTICE

The Chatham Board of Selectmen will hold a public hearing on Monday, September 30, 2019 at 6:00 pm in the Town Office Annex, Large Meeting Room, 261 George Ryder Road, to consider the placement of new traffic signs:

- "No Parking Here to Corner" signs – South side of Depot Road. at the intersection with Old Harbor Road.
- "No Parking Between Signs" signs – Route 28 and Veteran's Field Road parking area.
- "No Parking" signs – Hardings Beach Road

The signs are of standard size and style and recommended to the Board by the Traffic Safety Committee.

Additionally, the Traffic Safety Committee is requesting the Board consider implementing a one-way traffic pattern through the parking lot of the Community Center.

All interested parties are encouraged to attend.

Shareen Davis, Chairman  
Peter Cocolis, Vice Chairman  
Dean Nicastro, Clerk  
Cory Metters  
Jeffrey Dykens  
Board of Selectmen

The Cape Cod Chronicle  
Sept. 19 and 26, 2019

## 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 October 2, 2019** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicant **has filed to Amend an Existing Permit : 83 Seagull Road, Seagull Enterprises Inc/Outermost Harbor Marine, South Beach and parcel N133 (aka 0 Tisquantum), SE 10-3333 & SE 10-3334:** Request to Amend existing Orders of Conditions under SE 10-3333 & SE 10-3334 to include a modification of Special Condition #6 that requires a Massachusetts professional engineer to be on-site daily and allow the applicant to provide an unmanned aerial vehicle (drone) to provide photographic documentation at 83 Seagull Road South Beach and (0) Tisquantum Drive, Assessors Maps 15A1 & 15A2 and South Beach parcels H98 (83 Seagull), N133 (0 Tisquantum) and South Beach.

The 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  
Sept. 26, 2019

## TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, October 16, 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.

**HH2019-20 Notice of Intent (NOI)** has been received for 1 Phipps Lane, Map 2, Parcel B1-21, in the R-L Zone. The application proposes the relocation of multiple windows and doors. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., James D. Desisto Trust, as Owners; Rick Roy Construction LLC, as Applicant.

**HH2019-21 Certificate of Appropriateness (COA)** has been received for 729 Main Street, Map 41, Parcel D2-2, in the C-V Zone and the Harwich Historic District. The application proposes to install a ground-mounted wooden sign on the SW corner of Main Street and Bank Street. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I. Tanius Nohra for RTA Co, DBA Harwich Gas, Diesel & Propane, as Applicant; Kairouz Realty Trust as Owner.

**HH2019-22 Notice of Intent (NOI)** has been received for 232 Bank Street, Map 32, Parcel N3-A, in the MRL Zone. The application proposes the replacement of siding and trim. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Francis Wiacek Jr., 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](http://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  
Sept. 26 and Oct. 3, 2019

Continued on Page 55

# SERVICES

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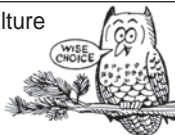
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## 'Goldfinch'

Continued from Page 37

Wright also briefly cared for Pippa, the girl Theo saw at the museum, and who sustained serious head injuries. (In terms of the bombing itself, the film is not a "whodunit" but rather a study in how this one event forever changes the lives of Theo and Pippa and everyone in their sphere.)

Then there is the big question: after the bombing, amidst the rubble, Theo found his mother's beloved painting. Did he actually take the painting? If so, is it still in his possession after all these years? This is one of the mysteries the viewer must follow whilst jumping back and forth in time and witnessing how the wounded, grieving boy has become the damaged but caring man desperately trying to hold his complicated life together.

I will admit that the movie gets more convoluted in the last act, and the pacing can be very slow at times. But as said in my introduction, I cared about Theo and Pippa and Boris and many others, which helped sustain my interest. I honestly don't envy the task screenwriter Peter Straughan faced adapting the epic novel, and I found John Crowley's direction effective, while Roger Deakins' cinematography is gorgeous. All the performances are involving, with young Oakes Fegley ("Pete's Dragon") often carrying the film.

The night after I saw "The Goldfinch" I was back at the Orpheum volunteering. When it was quiet I happened to strike up a conversation with a woman at the café. She told me she liked the movie better than the book, explaining that in her opinion, the film took the most important elements of the novel and dramatized them well.

I was immediately reminded of a B-movie producer from the 1950s, whom—according to my dad—once uttered, "Nobody likes my movies but the public!"

## LEGAL ADVERTISING

Continued from Page 52

### TOWN OF HARWICH LICENSE FOR USE OF TOWN PROPERTY AT SAQUATUCKET HARBOR FOR WINTER BOAT STORAGE

The Town of Harwich hereby requests proposals from persons or firms interested in a three-year license for a parcel of town-owned land at Saquatucket Harbor for the purpose of winter boat storage. There are two separate parcels of land available for a three-year license agreement. Interested persons or firms should contact the Harbormaster by email [jrendon@town.harwich.ma.us](mailto:jrendon@town.harwich.ma.us) or by phone (508) 430-7532 no later than October 21, 2019. The Town reserves the right to reject any or all proposals.

Christopher Clark  
Town Administrator

The Cape Cod Chronicle  
Sept. 26 and Oct. 3, 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](mailto:barbara@capecodchronicle.com)

### TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA OCTOBER 15, 2019

The Chatham Historical Commission will hold a public meeting on Tuesday, October 15, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

#### HEARINGS:

**Application No: 19-035** 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 (Front Porch) a Historic Building or Structure Located at: 85 Seaview Street, filed by: Joseph & Anne Nunes, 70 Elm Street, Andover, MA 01810

**Application No: 19-036** 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: 20 Gammys Lane, filed by: William G. Litchfield, Esq., 330 Orleans Road, No. Chatham, MA 02650; for: James C. Robinson, c/o Cahill Gordon & Reindel, LLP, 80 Pine Street, New York, NY 10005.

The full agenda for this meeting will be posted at: [www.mytowngovernment.org/02633](http://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  
Sept. 26 and Oct. 3, 2019

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Every week, all year long, we keep you informed  
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