

LEGAL ADVERTISING

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 17 Dusty Miller Lane, South Chatham, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Brenda M. Nickerson to Household Finance Corporation II, said mortgage dated July 25, 2007, and recorded in the Barnstable County Registry of Deeds, in Book 22250 at Page 110 and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 by virtue of an assignment from Loan Acquisition Trust 2017-RPL1 by Rushmore Loan Management Services LLC its attorney in fact to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 dated September 14, 2018 and recorded in Barnstable County Registry of Deeds in Book 31555, Page 14, previously assigned by MTGLQ Investors, L.P. to Loan Acquisition Trust 2017-RPL1, C/O Rushmore Loan Management Services, LLC by virtue of assignment dated September 5, 2017 and recorded in Barnstable County Registry of Deeds in Book 31015, Page 274, previously assigned by Household Finance Corporation II, its successors and assigns to Household Finance Corporation II by virtue of assignment dated September 14, 2018 and recorded in Barnstable County Registry of Deeds in Book 31555, Page 14 for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at Public Auction on February 7, 2020 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Southerly by other land of Theodore W. Nickerson two hundred forty (240.00) feet, more or less, to a cement bound at the private way leading from the Bearse Estate to the South Chatham-East Harwich Road, thence northeasterly by said private way to a cement bound at its junction with the first mentioned private way; thence westerly by said first mentioned private way to the cement bound at the place of beginning. Said parcel is conveyed subject to and with the benefit of the rights, easements, restrictions, reservations. Exclusions and all other matters of record insofar as the same are now in force and applicable. Being the same property conveyed from Kenneth Watson Nickerson, tenancy not stated, to Kenneth Watson Nickerson and Brenda M. Nickerson, husband and wife T/B/E, by deed recorded 02/09/1996 in book 10050 page 345 in the Register's office of Barnstable County, Massachusetts. Tax map or parcel Id no. : 4h-14-19

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 February 8, 1996, and recorded in Book 10050 at Page 345 with the Barnstable County Registry of Deeds.

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 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 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1
Present Holder of the Mortgage (860) 677-2868

The Cape Cod Chronicle
Jan. 16, 23 and 30, 2020

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, February 13, 2020**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-001: Nigel and Amanda Brighton, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **364 Old Harbor Road**, also shown on the Town of Chatham's Assessors' Map 15G Block 8 Lot 29. The Applicant seeks to extend Special Permit No. 17-001 for one year. The current expiration date is February 23, 2020, and the proposed expiration date is February 23, 2021. Special Permit No. 17-001 allowed the Applicant to convert and expand the second floor of the existing garage to an office and owners quarters as well as the reconfiguration of the interior of the main structure maintaining a total of eight one-bedroom guestrooms. The accessory structure will remain nonconforming as to the westerly abutters' setback at 16.9 feet where 25 feet is required. The lot is nonconforming in that it contains 20,598 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 14 and Section VIII.D.2.b. of the Protective Bylaw.**

Application No. 19-095: NextGrid Inc., c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, agreed vendee of property located at **0 Middle Road (South Chatham)**, also shown on the Town of Chatham's Assessors' Map 6F Block 55 Lot J27 and Map 6F Block 33 Lot J1. The Applicant seeks a Special Permit under Section VIII.D.2.b. to construct and operate a public utility facility (photovoltaic ground mounted solar array) in a residential zone. The lot contains 636,231 square feet in the R30 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections III.C.1.c.7 & VIII.D.2.b. of the Protective Bylaw. Continued from December 19, 2019 and January 23, 2020.**

Application No. 20-004: James and Rita Shields, owners of property located at **246 Old Queen Anne Road**, also shown on the Town of Chatham's Assessors' Map 11F Block 87 Lot 9. The Applicant proposes to convert the second floor of the detached garage into an Accessory Dwelling Unit (ADU) on a nonconforming lot which requires the grant of a Special Permit. The lot is nonconforming in that it contains 41,996 square feet where 60,000 square feet is required in a R60 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 20-005: Cary and John Keller, c/o James McGrath, 259 Queen Anne Road, Harwich, MA 02645, owner of property located at **16 Moocussers Lane**, also shown on the Town of Chatham's Assessors' Map 11A Block 21 Lot C1. The Applicant seeks to construct a 96 square foot garden shed. The proposed shed requires the grant of a Special Permit under Section III.D.3.h. of the Protective Bylaw, as it proposed to be located 30.4 feet from the road where a 40 foot setback is required. The existing building coverage is 2,828 square feet (7%) and the proposed building coverage is 2,924 square feet (7.2%) where 10% is the maximum allowed. The lot is conforming in that it contains 40,500 square feet where 40,000 square feet is required in an R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 20-003: Ryders Cove Realty Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **889 Orleans Road**, also shown on the Town of Chatham's Assessors' Map 11J Block 5 Lot 8. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and construction of a new elevated dwelling. The existing dwelling is nonconforming in that it is located 3.2 feet from the westerly abutter and is located entirely within Coastal Conservancy District (Flood Plain ele. 11). The proposed dwelling will be nonconforming in that it will be located 4.6 feet from the westerly abutter where a 25 foot setback is required and within Coastal Conservancy District where a 50 foot setback is required. Also proposed is the construction of a new driveway within the Coastal Conservancy District as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. The existing building coverage is 1,556 square feet (46%) and the proposed building coverage is 1,871 square feet (55.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 3,381 square feet of buildable upland where 20,000 square feet is required and contains 59,271 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 Sections 6 & 9 and Section V.B. and VIII.D.2.b. of the Chatham Protective Bylaw. Continued from January 23, 2020 for re-advertising.**

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
Jan. 30 and Feb. 6, 2020

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, February 5, 2020 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held January 15, 2020

CONTINUED HEARING – SIGN:
20-001 New England Pizza/c/o Philip Malitas – Application to install a ladder board on the existing ground sign located at 1077 Main Street.

SIGNS:
20-008 Eastward Companies/c/o Susan Ladue – Application to install a ground sign located at 895 Main Street.

20-009 Hansen Business Solutions/c/o Barbara Hansen – Application to install a ladder board on the existing ground sign located at 293 Orleans Road.

ADDITION/ALTERATION:
20-010 Anthony Zombas/c/o Thomas Deegan – Application to install a new front door located at 1603 Main Street.

20-011 Ronald Hearle/c/o Ben Dill – Application to install a new front door located at 488 Main Street.

SATISFACTION OF CONDITIONS:
19-063 Chatham Works Holdings LLC/c/o Fred and Lindsey Bierwirth – Satisfaction of Conditions for 323 Orleans Road, seeking Commission review and approval of the landscaping, hardscaping and fencing.

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
Jan. 30, 2020

PUBLIC HEARING NOTICE FOR CONSIDERATION OF A DEFINITIVE SUBDIVISION PLAN

As required by M.G.L., ch. 41, § 81L and 81O, the Planning Board of the Town of Chatham will hold a public hearing on **Tuesday, February 11, 2020** at 5:00 P.M. at the Chatham Town Hall Annex, located at 261 George Ryder Road Chatham, MA to consider the application of:

Catharine M. Ryan, for approval of a definitive subdivision plan entitled: **Subdivision Plan, 119 Scatteree, Chatham, Massachusetts; prepared for: Catharine M. Ryan; located at: 119 Scatteree Road** showing a subdivision of land owned by: **Catharine M. Ryan, 5708 Lynn Haven Road, Pittsburgh, PA 15217; plan prepared by: East-SouthEast, LLC.; dated: December 3, 2019; and showing: One (1) proposed lot & Two (2) proposed parcels.**

A copy of the plan and application may be reviewed at the Community Development Department located at 261 George Ryder Road on weekdays between the hours of 7:00 A.M. and 4:00 P.M. Monday-Thursday and 7:00 A.M. and 12:30 P.M. on Friday

Any person who is interested or wishes to be heard on the proposed definitive subdivision plan should appear on the date, time and place designated for the hearing.

Stacy Faber
Clerk

The Cape Cod Chronicle
January 23 and 30, 2020

TOWN OF CHATHAM BOARD OF HEALTH

On January 13th, 2020, the Town of Chatham Board of Health voted to amend the Town of Chatham Board of Nitrogen Loading Regulation. The following is a summary of the revisions made:

Amended the following wording to Sections 6:
6.2 For residential application the Board may allow, by variance, one (1) additional bedroom over the number allowed by Sections 5.1 or 5.2 with the use of an Innovative/Alternative, Nitrogen Reducing Technology(I/A), on-site subsurface sewage disposal system, providing that said lot is not in a Nitrogen Sensitive Area (NSA), as defined in 310 CMR 15.215. If the lot is in a NSA then said lot shall comply with the requirements of 310 CMR 15.214.

6.6 If applying for a variance under Subsection 6.1 (a) above, the petitioner shall submit written documentation as to why enforcement of this regulation would cause hardship. The Board reserves the right to require more information of the petitioner in reviewing the variance request

6.7 If applying for a variance under Subsection 6.1 (b) above, the petitioner shall submit, but not be limited to, the following data prepared by a qualified professional: soil conditions, topography, direction of groundwater flow, depth to groundwater, and site plan showing the position of the lot(s), surrounding surface waters, wetlands, etc., existing and known future potable water supply wells, and buildings. In addition, the applicant must submit the Commonwealth of Massachusetts, Department of Environmental Protections, most recent IA system approval letter for the proposed technology, stating that the system is approved for Nitrogen reduction, including all conditions. The Board of Health reserves the right to require additional information including, but not limited to, nitrogen loading reports, and hydrogeologic reports.

Complete copies of this regulation, as amended are available at the Town of Chatham Health Department, 261 George Ryder Rd, Chatham, or online at www.chatham-ma.gov.

The Cape Cod Chronicle
Jan. 30, 2020

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 February 5, 2020** in the **Donn B. Griffin Hearing Room**, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **6:30 p.m.**

The following applicants have filed a **Request for Determination of Applicability:**
Beth Winmill, Common Area of Daisy St and Sequattom Rd, No Map or Parcel. Rebuild beach stairs.

Thomas & Caroline Lucey, 32 Dunes Rd, Map 5 Parcel W1-52. Site improvements & sewage disposal system modifications.

David Fogaren, 12 Hiawatha Rd, Map 6 Parcel F3-5. Demo existing building and associated features. Build new dwelling with associated features and new septic system.

John & Diane Giblin, 36 Deep Hole Rd, Map 17 Parcel A1-41. Demolish garage, deck, porch & patio and build new garage and deck.

The following applicants have filed a **Notice of Intent:**
Sarah Turano-Flores, 21 Deacons Folly Rd, Map 46 Parcel X6. Raze and replace dwelling.
Taunton East LLC, 2071 Rt 28-Head of the Bay Rd, Map 109 Parcel R1. Screened porch and rebuild timber steps.

Public Hearing

The Harwich Conservation Commission will hold a public hearing to regarding proposed changes to the Harwich Wetlands Protection Bylaw in preparation for articles to be voted on at the May 2020 Town Meeting.

The Cape Cod Chronicle
Jan. 30, 2020

LEGAL ADVERTISING

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
FEBRUARY 18, 2020**

The Chatham Historical Commission will hold a public meeting on Tuesday, February 18, 2020 beginning at 2:30 pm at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

HEARINGS:

Application No: 20-005 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: Chris Cannon, Box 201, Chatham, MA 02633; for: James Robinson, 2 Conclurry Street, London SW6 6DS U.K.

Application No: 20-006 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: **233 Seaview Street**, filed by: John Ingwersen, Architectural Design, 62 Route 6A, Orleans, MA 02653; for: Ronald & Ann Cami Family Trust, 259 Commonwealth Avenue, Boston, MA 02116.

Application No: 20-007 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: **89 Water Street**, filed by: Paul Muldoon, Muldoon Architects, LLC, 571 MA-28, Harwich Port, MA 02646; for: Roberta Seymour, 510 Harland Street, Milton, MA 02186.

Application No: 20-007 To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in a National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in a National Historic Register District. Located at: **89 Water Street**, filed by: Paul Muldoon, Muldoon Architects, LLC, 571 MA-28, Harwich Port, MA 02646; for: Roberta Seymour, 510 Harland Street, Milton, MA 02186.

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
Jan. 30 and Feb. 6, 2020

**HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE**

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, February 11, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following application(s). Anyone having interest is invited to attend to provide comments or may submit comments in writing.

PB2019-48 554 Street Bar LLC, c/o Michael Jacek, as applicant/tenant, HP Property Investment LLC, as owner, seeks approval of a Modification of a Site Plan Review Special Permit (PB2019-09) to add to and reconfigure the outdoor seating at the front of the building which includes an exterior bar takeout window. The property is located at 554 Route 28, Map 14, Parcel T7 in the C-V and R-M zoning districts. The application is pursuant to the Code of the Town of Harwich §32555.

PB2020-01 Donna Smith, TR, as owner, Michael Doucette, Officer, c/o Steven Haas, PLS, seeks approval of a Site Plan Review Special Permit and a Use Special Permit with waivers pursuant to the Code of Town of Harwich §§325-13, **¶IV Line 30 & 32A**, -14.O, -55, -51 and -107 to renovate and expand the existing recreational use via a 4station mobile bungee trampoline, construct and operate a new snack shack with Fast Food / Take Out and expand and improve the parking and vehicle access. The property is located at 296 Route 28, Map 12, Parcel H1, in the C-H-1 and R-R zoning districts and the A-E Special Flood Hazard Area overlay.

PB2020-02 Steve Gopoyan & Swavi Osev, as applicant/tenant, c/o Andrew Singer, Esq., Emulous E Hall, et als., as owners, seeks approval of a Site Plan Review Special Permit and a Use Special Permit with waivers, pursuant to the Code of Town of Harwich §§325-13, **¶IV Line 30**, -55 and -51 to construct a miniature golf course and expand and improve the parking and vehicle access. The property is located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning 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
Jan. 23 and 30, 2020

**TOWN OF HARWICH
LEGAL NOTICE
APPLICATION FOR TRANSFER OF STOCK AND
CHANGE OF CORPORATE OFFICERS**

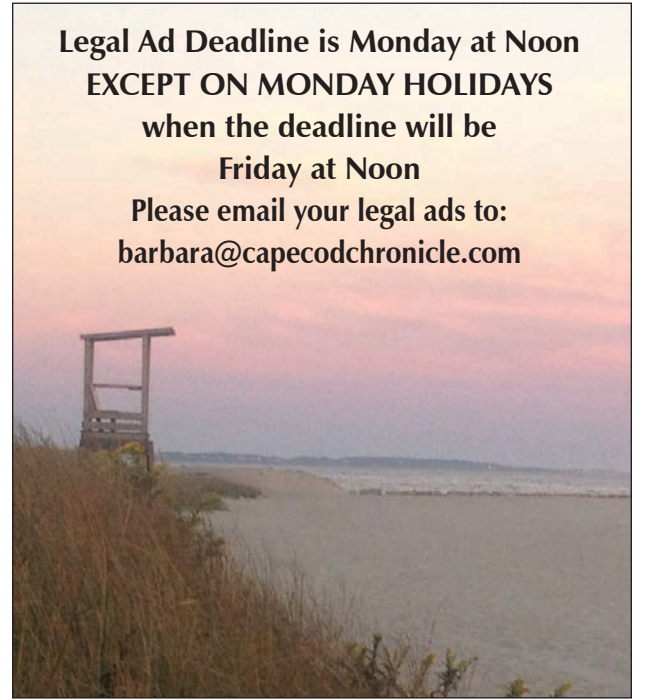
Notice is hereby given under Chapter 138 of the General Laws as amended that application has been made to the Board of Selectmen by Maulik Corporation DBA Value Mart located at 435 Route 28, Harwich Port, MA 02646 for a Transfer of stock and Change of Corporate Officers.

The Board of Selectmen will hold a Public Hearing upon this application on Tuesday, February 18, 2020 no earlier than 6:30 P.M. in the Donn B. Griffin Room at Town Hall, 732 Main Street, Harwich, at which time all interested parties will be heard.

Board of Selectmen
Local Licensing Authority

The Cape Cod Chronicle
Jan. 30, 2020

**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**



CHATHAM PROPERTIES GROUP



Your Local Real Estate Experts

720 Main Street, Chatham
Phone: 508-945-5444
ChathamPropertiesGroup.com

We're committed
to providing
our clients with
Exceptional Service



Featured Listing: 15 Deering Drive, Chatham



In the market for a renovation project? We encourage you to see the opportunities this property has to offer! 15 Deering Drive currently has 2,128 square feet of living space with a floor plan suitable for a bright and sunny open concept layout. 4 bedrooms, 2 1/2 baths as well as separate living quarters above a detached 2 car garage. Sits on a sunny and flat .38 acre lot in a popular and sought after neighborhood close to Ridgevale Beach.

Offered at \$549,000

Chatham



1245 Main Street

One bedroom, one bath apartment available. Sunny end-unit, private deck, open floor plan. First, last, security deposit required. Call our office for details.
\$1,100/month

Chatham



57 Hunter Rise

New 3,200 sq. ft. residence
3 bedrooms, 4.5 baths
Time to chose your finishes!
\$1,749,900

Chatham



46 Ridgevale Road

Year-round family home
3 bedrooms, 3 full baths
outside shower, .29 acre flat lot
\$479,900

