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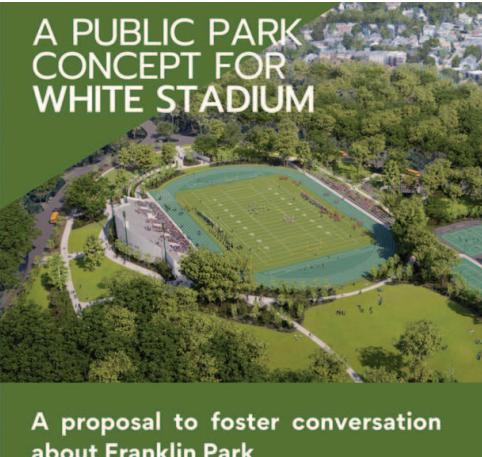
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February 6, 2025



Karen Mauney-Brodek
Emerald Necklace Conservancy



A PUBLIC PARK CONCEPT FOR WHITE STADIUM

A proposal to foster conversation about Franklin Park

ENC president Karen Mauney-Brodek talks of cheaper concept for White Stadium at a recent City Council hearing.

COURTESY PHOTO

Council wants stadium accountability

ENC says a new stadium can be built for \$29 million

Richard Heath
Staff Reporter

The Emerald Necklace Conservancy (ENC) press release burned up The Bulletin's email on January 15. "For \$28.9 million White Stadium in Franklin Park could be built as (a) high-quality public high school stadium." This was followed by another communiqué advising that the City Council Post Audit and Government Accountability would be holding a hearing on White Stadium on Jan. 22 at 10 a.m.

On Jan. 15, the ENC released a 28-page cost analysis by construction economist Vermuelens "to conduct a cost estimate of our own concept for a more modest, truly public White Stadium renovation," wrote Carlen Singmaster to The Bulletin.

The ENC, said Singmaster, worked with the landscape architects Landing Studios to create design concepts of a smaller-scaled stadium without the large athletic buildings on the city's plan or the beer garden-concert Grove of the women's soccer team plan.

Singmaster would not say what the consultants cost.

The dense, 25-page cost breakdown included everything from the walls and site work to door frames and hardware. The demolition cost of the 77,000-square-foot stadium, for example, was estimated at \$1,343,000. In a statement to The Boston Globe, a city spokesperson called the report "a work of fiction."

Almost on cue, the city's White Stadium Team on Jan. 16 emailed the first of what it said would be bi-weekly construction

reports. Demolition fencing went up that day by the Bond company.

In what The Globe called "an effort to stop the wrecking ball," the Boston City Council held a hearing. Post Audit and Government Accountability Committee Chair Julia Mejia opened what would become a five-hour hearing saying "there have been numerous concerns about the [White Stadium] renovation process and financial commitment."

"How did we get here?" she asked.

Testimony was seemingly well organized by the Franklin Park Defenders, a subsidiary of the ENC. The hearing opened with Andrew Zimbalist, who said he was the Robert A. Woods professor at Smith College. In her

White Stadium
Continued on page 2

S+S hearing focuses on displacement

Matthew MacDonald
Staff Reporter

On Jan. 21, the City Council Post Audit Committee on Government Accountability, Transparency, and Accessibility held a hearing regarding Squares + Streets (S+S): the Wu Administration's controversial planning and zoning initiative for neighborhood business districts.

S+S seeks to change the zoning of selected public transit-oriented neighborhood downtowns and commercial thoroughfares to allow for residential development of greater density and height. The new zoning would also clear a path for the likely reduction of those areas' commercial footprints.

Nearly 20 areas have been selected for the initiative, and Roslindale Square and Hyde Park's Cleary Square are in their final planning stages before their new zones will be proposed by City Hall and then applied. Planning for Dorchester's Fields Corner is also in progress.

The four-hour hearing, chaired by City Councilor, At-Large Julia Mejia, addressed the displacement of residents and businesses – especially those of color and non-English speaking backgrounds – as a potential outcome of the zoning initiative. It included public testimony, two panels – one com-

Squares
Continued on page 5



CBPD Planning & Zoning Director Aimee Chambers speaks during Jan. 21 S+S hearing.

PHOTO BY MATTHEW MACDONALD



West Roxbury resident Dot Valenti speaking into the microphone about how Ethos has helped with quality of life for seniors at the Elks.

PHOTO BY DILANI YOGARATNAM

Listening session gives seniors a voice

Dilani Yogaratnam
Staff Reporter

While seniors often get their respect, mainstream culture pays more attention to the frailty of aging versus the intellectual and social stimulation needs for the elderly.

On Jan. 31, at the West Roxbury Library, the City of Boston Age Strong Commission (ASC) in conjunction with UMass Boston held a listening session for seniors to discuss their desires to maintain independence as well as engage in their community via physical structures, resources and services.

Before the meeting started, the roughly 100 people were chat-

Age Strong

Continued on page 4

White Stadium

continued from page 1

later testimony, ENC president Karen Mauney-Brodek called Zimbalist "the country's foremost expert on stadium expenses."

He said there were serious environmental and legal issues with the White Stadium plan and predicted the city's cost of \$91 million would mean the general obligation bond debt service would be \$12.5 million a year. He also predicted the city's annual cost for "an outdoor site" would be \$800,000.

Apparently not to be outdone, Jean Maguire made a demand. "I beg you. Don't mess with Franklin Park."

Then evoking its designer Frederick Law Olmsted she sang a song: "I think that you and I agree there's nothing like a Franklin Park tree."

One opponent sent an email

to The Bulletin on Jan. 16 with a photo attached of Maguire hugging what was called the "mother tree" at White Stadium.

Then, followed a long line of speakers, many dressed in orange T-shirts. "Keep Franklin Park Public."

"My taxes. My trees. Not a private sports complex."

"We all want to improve White Stadium."

"We are fearful. We lose out and we move out."

"Good idea just not here."

Another speaker, Peter Keating, said he was the founder of the Epiphany School [outside Codman Square]. "I'm shocked that privatization is being considered by anyone," he said. "This is an iron fist in a velvet glove. The city has co-opted every city agency to trample the rights of

The Bulletin

Black and Brown kids and their white brothers and sisters."

Reportedly, only five speakers out of about 40 testified in favor. One was Beth Santos who said she was a BPS parent and owned Ula Café in Jamaica Plain. "How much more of the truth can be stretched by opponents?" she said. "I'm very disappointed with the panel, very biased. This is not privatization. This is a partnership. White Stadium has been ignored for decades."

Dorothy Fennell said she lived on Walnut Avenue in Jamaica Plain. "This is a part of the city you don't go to," she said. "I fully support this project."

A panel of four administration senior staff took the table: Avery Esdail, BPS senior director of athletics, Dion Irish, chief of operations, Liza Meyer, acting park commissioner and Diana Fernandez, deputy chief of urban design.

Irish started. "We've seen the disinvestment [in White Stadium]. The mayor's leadership is making it happen, build and

maintain [a new] White Stadium."

Fernandez explained the lease and license agreement emphasizing the annual rents. Meyer put the stadium plans in context of the three-year old Franklin Park Action Plan.

District 2 City Councilor Ed Flynn, who opposes the White Stadium lease, asked about "the final cost to taxpayers."

Irish said the project – that is only the east half of the stadium nearest Seaver Street – "has evolved over time."

"The initial estimate is \$100 million to fit the current requirements," he said. "There will be a public bid process... we're confident in this estimate."

District 6 City Councilor Ben Weber, who said Franklin Park may sit in District 7 but his District 6 constituents live around the stadium, asked what the cost would be if "the city built it ourselves? What will we chop off?"

Fernandez said there would be "a significant loss... no professional upgrades, no events, no maintenance, no athletic programs, no drainage or lighting for the park."

Fernandez said that the plan had evolved during the community process over two years and that the revised design is based on "community feedback" including making it more in line with the Franklin Park Action Plan.

These led to renewed costs she said. "We plan on having construction drawings [for the east half] ready in the spring."

"I want you to know it's hard to do this right," Fernandez said. "That's the reason why no other mayor has taken on the renovation of White Stadium."

At-Large City Councilor Erin Murphy, who is opposed to the lease, said that the city renovated the Clougherty pool in Charlestown on its own for \$40 million. "Why not use the money

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we have [for the stadium]? We don't need partnerships."

Fernandez said White Stadium is a lot bigger than Clougherty pool.

Irish disagreed with Murphy. "To build [the east half] on our own would not save any money," he said. "No operations costs, no rent payments, no revenue sharing, not as much for Franklin Park."

Murphy then asked, "What is the bottom line here? When will we have to walk away? Would we have to sell?" Irish responded, "Not go above \$100 million. We will not sell the stadium. If construction halts and the soccer team walks away we will have a basic guarantee of \$45 million. It's in the lease agreement," Irish said.

As the hearing wore on Mejia seemed to be losing patience. "[Stadium] demolition started during MLK weekend," she said. "That's the most tone deaf thing to do when many people of color are expressing they're being steamrollered."

"We're going to have to have another hearing," Mejia said. "There are so many things to unpack. Not enough time to dive into this."

At the Jan. 29 regular meeting of the Boston City Council, Mejia filed a resolution for a vote:

"The Boston City Council calls for an immediate pause on White Stadium demolition and construction until the city releases a fully public renovation option." The resolution failed to pass on a 6 to 6 vote.

The mayor seemed to be losing patience too. She went on Bluesky (a social media outlet) on Jan. 25 to vent. "Fixing White Stadium is an idea that comes around roughly once a decade. But the naysayers have always won. The project is a great opportunity to reject the politics of 'no' which is exactly what should happen."

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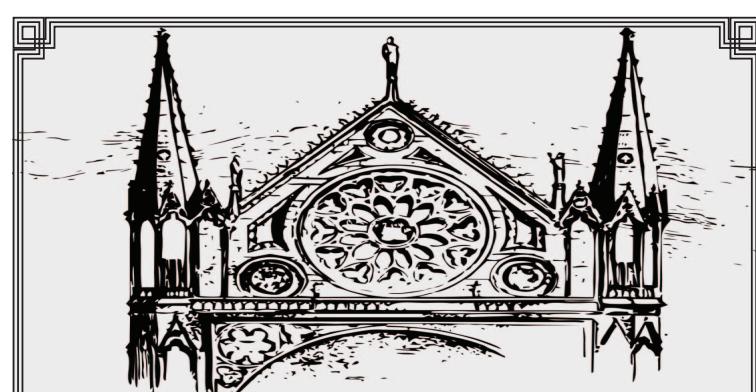
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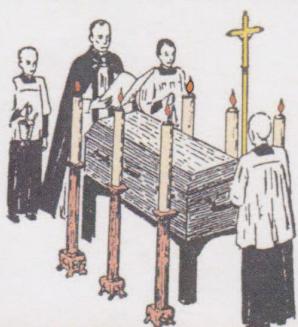


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ZBA approves 85 Glenville Ave.

Approves 115 Belgrade deferral

Jeff Sullivan
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) met recently and voted unanimously to approve the four-story residential addition above the current Glenville Stops restaurant.

Attorney George Morancy represented property owner City Realty during the hearing, and said many of the zoning variances being requested were either because the restaurant is an existing non-conforming use or because it is a multi-family proposal in a two-family, 5,000-square-foot-lot zone.

"The 2F zoning designation, frankly, I would argue is a bit out of place here since the prevailing as-built conditions in the surrounding area are well in excess of code-limited density," he said.

Morancy added there would be no onsite parking. "This site is located approximately a three-minute walk from the Griggs T Green Line stop and will have ample bike storage, making this development strongly transit-oriented and aimed at the growing market segment of renters who do not

own and do not want to own a motor vehicle in the city," he said.

Morancy said the proposal is just under the requirement for the City of Boston Planning Department (CBPD) for Article 80 Small Project review, which means it does not need to have any income-restricted Inclusionary Development Policy (IDP) affordable units. He did say, however, that the project will have three anyway, two at 70 percent area median income (AMI) and one at 100 percent AMI. "For just over 21 percent affordability overall," he said.

Boston Mayor's Office of Neighborhood Services (ONS) representative Sigurgeir Jonson said the proposal completed the ONS community process and hosted an abutters meeting in August of 2024. He said two members spoke in favor of the proposal and one in opposition, citing "lost views" as their reasoning. He said the Allston Civic Association (ACA) heard the proposal twice and issued a letter of support, providing there be no undergraduate rentals.

City Realty's Jacob Simmons said they would have no short-term rentals and no undergraduate rentals. "We met with the ACA and we are fully in agreement with that policy," he said. "We believe it is a reasonable and beneficial cause."

A representative from the Inspectional Services Department (ISD) chimed in and pointed out that the city can't really enforce that no undergraduate rule. However, the ACA has been known in the past to hold serial developers, like City Realty, accountable for their past practices when seeking new development in the neighborhood, and would not lend their support again if something went against what was agreed.

In other news, attorney Ryan Spitz represented the owner of 115 Belgrade Ave. Currently, the Boston Tax Parcel Viewer states the owner is R&R Capital Investments. Spitz said the deferral request stems from the local civic group asking for more information raised during the abutter's meeting. The ZBA voted unanimously to defer until March 4.

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Age Strong

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CITY of BOSTON



Housing

February 6, 2025

spaces and parks were also ways for seniors to feel connected and alive in their city, while others were grateful simply to be in Boston, a city which pays attention to its elderly.

Resident Bill Taube said the Age Strong Commission recently held an event where the Boston Police Department handed out whistles as a safety measure and he held his up as an example. Another resource is from City Hall in partnership with AT&T, which provide old-fashioned phones for seniors to use to call anywhere in the world for free. Taube said he wished this service existed in each community. Coyle said it is very important for seniors to connect with their loved ones. Another resident pointed to the people in the audience as the resource who she called a wealth of knowledge and was grateful to Age Strong for providing volunteer opportunities, connecting seniors to the community. One resident expressed gratitude to the Kilmer School which acknowledges the active role of grandparents in children's lives.

As a way to empower themselves, Taube strongly suggested people join the ASC's Senior Advisory Council. They meet once a month in person or on Zoom. "If you really want to have some power, join."

ASC Commissioner Emily Shea pointed out that West Roxbury is the first of many listening sessions to take place in the city. She noted the first Age Strong librarian for the Boston Public Library is at West Roxbury Library. Surveys were available at the back of the room for residents to fill toward a new action plan.

State Rep. Rob Consalvo at the start of the meeting said the legislature is back in session and they would be re-filing \$250,000 in the budget for the West Roxbury senior pilot, which received a big round of applause. He also said, in response to the new tax issues that affect seniors and homeowners, people could get help at a Problem Solving Day with the IRS and MA Department of Revenue with assistance from case advocates at the Roslindale Branch Library Feb. 20 and March 20 and in September at the Roslindale Branch of the Boston Public Library. The day is about help, not penalty, he said. WPL is offering its own tax aide service by trained AARP tax volunteers through appointment only to help anyone, but especially for those over 50. Additionally, Nhung (Ivy) Pham, an advocacy and benefits specialist with the Age Strong Commission, is onsite at the WPL every second Friday of the month from 10a.m.-3p.m. to help older residents apply for Medicare, Medicaid or SNAP. For more information,

e-mail agestrong@boston.gov.

The Bulletin

Age Strong

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ting and enjoying the camaraderie. There were so many attendees that an extra row of chairs had to be placed. Caitlin Coyle, director of research at the Gerontology Institute of UMass Boston, moderated the event and asked participants to keep their statements brief to accommodate all voices. This is the second collaboration between UMassBoston and ASC to form an action plan based on survey data and community engagement events.

Coyle began by informing the audience that the senior population has grown significantly from 2010 to 2020, and by 2035 the numbers are expected to almost double. Everyone, everywhere, is aging, she reminded the crowd. In response to this reality, the ASC, which took effect in the early 1970s, is responding to the population growth on several fronts, from creating more greenspaces to providing more senior-specific resources. What used to be the Commission on Elder Affairs is now called Age Strong Boston as a result of multiple conversations around encouraging residents to age strong in Boston.

Trying to get the temperature in the room, Coyle asked for residents to shout out their main concerns and she then summarized that seniors most wanted a "third place." Coyle explained that a third place is somewhere beyond the home and a workplace, typically a restaurant or cafe. But seniors want that third place to be affordable. So far Ethos, a private

non-profit that assists the elderly, provides the best spot at the West Roxbury Elks and offers a variety of classes for the elderly two days a week. But that's not a senior center.

Residents mentioned the importance of being able to affordably stay in their homes while going to either Ethos or Roche Brothers' senior-oriented events. Others mentioned the importance of being able to cross the street safely and credited the recent road diet on Centre Street. Some expressed frustration over the lack of communication toward seniors about how they can remain in their zip codes long term as well as enjoy tax relief on their homes. West Roxbury resident Mimi Largey-Lyons said her home insurance, car insurance and all the utilities went up and she is on a fixed income. She admitted she had a \$22 raise on her social security, which drew some laughter from the crowd.

Coyle said the implication of all that is older people sometimes have to choose to take cuts on food and medicine, forgoing eye drops, for example.

Coyle then shifted gears and asked what residents liked about being a senior in Boston, and some mentioned the easy access to the Museum of Fine Arts. Largey-Lyons gave a heartfelt appreciation to Ethos and the West Roxbury Elks every Tuesday and Thursday. "They have every single opportunity for us as we age: chair yoga, chair dance, aerobics, memory classes, technical classes, breakfasts and lunches. It's just been a saving grace to so many people."

By her third dance class, Largey-Lyons said she was in tears because the classes made her and her fellow classmates so happy. Ethos' Healthy Aging Program offers more than 600 individual classes and events. Another resident chimed in that not every class involves chairs and gave a big shout out to Shelly's energetic classes, which drew some cheers.

Dot Valenti, a West Roxbury resident, said many of the people who go to the Elks on senior days are single people and appreciate a space where they feel wanted. "There's probably over 100 people there every day and it's extraordinary and we have Ethos to thank for that."

Other senior benefits from the audience included: discounted Charlie Cards, free time at the skating rink, discounted water bills, and a free Age Strong shuttle. Many senior automobile owners said they rely on the shuttle due to all the construction and complexities in West Roxbury and the city abroad. Access to green

Squares *continued from page 1*

prised of community organizers, the other from the City of Boston Planning Department (CBPD) – and a Q&A during which city councilors commented and asked questions.

A key public testimony/community panel talking point was that the S+S initiative includes no definitive anti-displacement strategy. In reaction to public concern over this, the CBPD has compiled a “toolkit” of anti-displacement resources available from the City while an interdepartmental action plan is being prepared. It was also announced that S+S planning for Codman Square has been moved to 2026 because of significant displacement concerns.

The other major topic concerned ineffective outreach by the CBPD – especially toward non-native English-speakers. When responding to this, the CBPD provided a quantified list of its outreach, including the numbers of workshops, office hours, and pop-ups held in planning areas. Also noted was the fact that interpreters were made available for these events.

Commenting on that, Salima Vo – an organizer with the Asian American Resource Workshop serving as a panelist – shared her insight regarding the problems of second language outreach.

“It was great that we had interpreters, but I felt like, also, some of the interpreters didn’t understand what they were interpreting, which caused a lot of community members to not really understand what Squares + Streets was doing, and that’s where a lot of confusion

was happening,” she said of her observations. “I felt it was being translated technically, versus being translated in a meaningful way that folks can understand.”

Confusion regarding S+S was also reflected in city councilors’ comments, including Benjamin Weber (District 6), who tentatively put forward that anti-displacement language had been added to the zoning code as part of the initiative, which led to a correction, which eventually led Mejia to ask the CBPD for further details, which led to the following technical but vague response:

Planning & Zoning Director Aimee Chambers stated that the Roslindale draft plan includes anti-displacement language, and that the S+S zones were written “in such a way that we’re discouraging demolition, or discouraging large lot combinations and things like that. That’s something that’s harder to explain, but it’s a way that we’re trying to make sure that – from that perspective – we’re not just able to have projects come in and existing buildings be demolished.”

Ed Flynn (District 2) asked community panelist Danielle Sommerkieta – Lead AFFH (Affirmatively Furthering Fair Housing) Consultant for the Boston Tenant Coalition – for her thoughts on the disconnect, to which she referred to testimony regarding moving at the speed of trust. “That is exactly what we do need,” she said. Noting the CBPD’s untrustworthy reputation and its attempts to change it, she went on. “We hear

them today talking about ways that they’re trying to do things like that – like pop-ups and whatnot – but it’s not quite enough, right?” She went on to recommend the AFFH outreach method in Boston as an effective model.

Lori Hurlebaus – of Dorchester Not For Sale – also commented. “I mean, we said from the outset: it’s not enough time.” Backing that up with years of community organizing, Hurlebaus continued. “We understand the challenges of engaging people around these and breaking it down to language and concepts that are pretty complicated. But when people understand that, they know exactly the solutions that they need because they’re living the experience.”

Near the hearing’s conclusion, Mejia again went back to building trust, and asked about concessions the CBPD could make to reflect the voices of the people. She then went a little deeper, articulating what continues to be a source of longstanding community contention.

“In the interest of really understanding who we are here to serve and to protect, the question goes back to the willingness of the administration to really slow, the train, down. I feel like everything that is happening – in this administration in particular – I feel like we have a water hose in our face, and everything is coming at us at the speed of, like, we don’t even know how to react.”

For S+S information, visit www.bostonplans.org/planning-zoning/planning-initiatives/squares-streets. To watch the hearing, visit YouTube and search for Boston City Council, Jan. 21, 2025.

The Bulletin

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
Docket No. SU25C0084CA

CITATION ON PETITION
TO CHANGE NAME

Suffolk Probate and Family Court
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Kimm Marie Davis

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WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date January 30, 2025
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 02/06/2025

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Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR
FORMAL ADJUDICATION

DOCKET NO. SU25P0072EA

Estate of: Zelda G. Godfrey
Also known as: Zelda Godfrey;
Zelda Grace Godfrey
Date of Death: 09/07/2024

Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617)788-8300

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Natasha Richards of Boston, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Natasha Richards of Boston, MA** be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/28/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: January 24, 2025
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
02/06/2025

a dedicated, full-time senior center. Both Representative MacGregor and City Councilor Weber have signaled their support for it and spoken of the need many times.

The normal process to buy, design and build such a senior center would normally take many years. However, a recent commercial real estate vacancy on Centre Street presents a massive opportunity on a site that already has most of the infrastructure and characteristics that would make for an ideal location.

The closing of the Walgreens pharmacy at 1999 Centre Street offers an existing building that is single story of sufficient size, is already disabled accessible and has about forty parking spaces, which is essential for seniors with

mobility concerns. Also bus lines already come to its doorstep.

Most important is its enviable location at the very heart of West Roxbury. Within short walking distance are the library, the YMCA, Billings Field and the Lyndon School - all potential partners or activity sites for popular senior center programs.

In a built-out, dense neighborhood, this kind of suitable property for such a glaring community need rarely if ever comes along. This effort could be done at a reasonable cost and on an accelerated timeline.

Will our community leaders seize the opportunity or will we just talk about for unknown years into the future?

Tony LaCasse
Roslindale

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Coffee with a Cop comes to WR Elks



Officers from the Boston Police Department (BPD) District E-5 Community Service office joined the seniors at the Boston Lodge of ELKS, hosted by ETHOS, for a social coffee hour. BPD officers said they joined in conversations and listened to the stories and experiences of the seniors in attendance. "Connecting with those we serve is at the heart of Community Policing, allowing us to build relationships and strengthen the bonds of trust within our community," the BPD stated. "We're grateful to ETHOS and the Boston Lodge of ELKS for organizing this wonderful event!" If you know anyone who would be interested in an event like this please reach out to your local Community Service Office. Phone numbers can be found at bpdnews.com/districts

PHOTO BY BPDNEWS.COM

Legals

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 46 Cedrus Avenue, Roslindale (Boston), MA 02131

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lydia P. Mazzarella and Lisa Gabrick to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Sovereign Bank, N.A., and now held by Santander Bank, N.A., said mortgage dated May 25, 2012 and filed in the Suffolk County Registry District of the Land Court as Document No.: 804249 and noted on Certificate of Title No.: 132827, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Santander Bank, N.A. formerly known as Sovereign Bank, N.A., its successors and assigns to Santander Bank, N.A. by assignment dated August 23, 2017 and filed with Suffolk County Registry District of the Land Court as Document No.: 874235 and noted on Certificate of Title No.: 132827; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on March 4, 2025 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land together with the buildings thereon, situated in that part of said Boston, formerly West Roxbury, shown as Lot 30 on a subdivision plan drawn by Henry C. Mildram, Engineer, dated November 20, 1923, as approved by the Land Court, filed in the Land Registration Office as Plan No. 10142-B, a copy of a portion of which is filed with Certificate of Title No. 17814, bounded and described as follows:

Southwesterly by Cedrus Avenue, formerly called Cedar Street, 44 feet; Northwesterly by Lot 31, as shown on said plan, 110 feet; Northeasterly by Lot 46, as shown on said plan, 44 feet; and Southeasterly by Lot 29, as shown on said plan, 110 feet.

Being the same premises described in certificate of Title No. 128518 and Deed Document #794608.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 06/07/2011 and recorded with Suffolk Registry of Deeds (District of the Land Court) in Certificate No. 128518

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2012 and registered with the Suffolk County Registry District of the Land Court as Document No.: 804248 and noted on Certificate of Title No.: 129127.

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 in cash, 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 thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC

23 Messenger Street

2nd Floor

Plainville, MA 02762

Attorney for Santander Bank, N.A.

Present Holder of the Mortgage

(401) 217-8701

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rafael D. Lopez, a/k/a Raphael P. Lopez, a/k/a Rafael Lopez, a/k/a Raphael D. Lopez to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., dba American Mortgage Network of MA, A DE Corp. dated October 16, 2006, recorded at the Suffolk County Registry of Deeds in Book 40593, Page 133; said mortgage was then assigned to OneWest Bank, FSB by virtue of an assignment dated November 9, 2009, and recorded in Book 45723, Page 57; and further assigned to Ocwen Loan Servicing, LLC by virtue of an assignment dated May 13, 2016, and recorded in Book 56477, Page 117; and further assigned to Federal National Mortgage Association by virtue of an assignment dated May 13, 2016, and recorded in Book 56477, Page 120; and further assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for LSF9 Master Participation Trust by virtue of an assignment dated January 23, 2017, and recorded in Book 57521, Page 105 of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **February 25, 2025**, on the mortgaged premises. This property has the address of 968 River Street, Hyde Park (Boston), MA 02136. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A parcel of land, with the buildings thereon, situated in Hyde Park District of Boston, Suffolk County, being a portion of Lot A on a plan of land of H.S. Adams, subdivided April, 1874, by George Pye, C.E., recorded with Norfolk Deeds, Book 456, Page 152, bounded and described as follows:

Northerly by River Street, fifty and 6/10 (50.6) feet; Easterly by land now or formerly of Barnet Greenfield, one hundred (100) feet; Southerly by land now or formerly of Barnet Greenfield, fifty-three and 1/10 (53.1) feet; and Westerly by Adams Avenue, one hundred (100) feet.

Being a portion of the premises conveyed by deed of William R. Pitts to Rafael D. Lopez, which deed is dated March 8, 1995 and recorded in Suffolk County Registry of Deeds in Book 19637, Page 200.

Subject to and with the benefit of easements, reservations, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: December 4, 2024 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for LSF9 Master Participation Trust By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 57716 (LOPEZ A/K/A RAPHAEL D. LOPEZ)

Hyde Park Bulletin: 01/30/25, 02/06/25, 02/13/25

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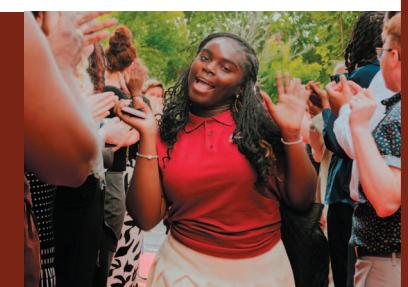
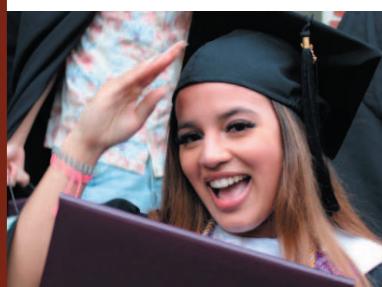


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ried Richard Clancy, where they made their home with their three children, Maura, Janet and Anne. Jeanne graduated from Emmanuel College in Boston, where she excelled in Science with Pre Med as her major. She had a great love for music that followed her throughout her life. At Emmanuel she was part of the Musical Society. Her professional life was distinguished by numerous accomplishments. She had a love for Science and Research. Following her graduation, she began her career as a Scientist and Researcher at Harvard Medical School under Dr. Albert Coons, where she made significant contributions which included being published in major Medical Journals. Jeanne was a devoted wife, mother, grandmother, great-grandmother and sister. She is survived by her daughter, Maura (Clancy) Griffin and her husband, Stephen of Walpole. Predeceased by her husband, Richard; daughters, Janet (Clancy) Conway-Padayhag and Anne Clancy; and her grandson, Richard Conway. Jeanne is also survived by many loving grandchildren, Melissa,

The Bulletin

DEATHS

Suzanne, Dana and Hillary Griffin, Joseph, Meredith and Evan Conway; and her great-granddaughter, Gianna Forest. Jeanne also leaves her loving and dedicated sister, Barbara Waters of Wrentham. West Roxbury and St. Theresa's Church were her community for most of her life, where she was very active joining the Choir at St. Theresa's and sang for over 65 years. She also did the wedding rehearsals, volunteered and did outreach. She and her husband, Richard, were in the Theatrical Society and in many Musical Programs throughout the years. Family and friends are invited to gather and Celebrate the incredible Life of a remarkable individual who will be deeply missed. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Rest in peace, Mom. Your memory will live on in our hearts forever. For guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

band, Drew Welch of Millis, Sheila and her husband, Paul Derby of Dedham and John and his wife, Wendy Hickey of Westwood. Proud grandfather of his 11 grandchildren, for whom he provided much care: Charlie (Kelly), Steve (Kaileen) and John Aidonidis, Shannon and Bridget Welch, Delia, Cara and Patrick Derby and Caitlyn, Colman and Sean Hickey; and three great-grandchildren: Rowan, Belle and Nova Aidonidis. He was predeceased by his parents, John and Ellen (Sexton); and siblings, Mary (Connors), Eileen, Celia (Rotchford), John-Joe and Francis "Frankie" Hickey all of Ireland. Survived by his sister, Nora (O'Mahoney) and a host of nieces and nephews, in the U.S., Ireland and the UK. Colman immigrated to the United States in 1952. He was drafted into the U.S. Army in 1954, where he became a U.S. citizen prior to active duty service in Korea. Upon his return in 1956, he resumed his full-time job in Masoneilan Industries, where he was a proud member of the UAW Local 4770 for 35 years. Colman was also a member of the USPS Mail Handlers union Local 301, where he worked part-time for 52 years. Dad was an avid soccer fan, a sport he played in his youth and was always rooting for the underdog. He could name all of the players in the Premier League. When he wasn't walking the neighborhood in his scally cap and sharing his wit with neighbors, he could be found at Castle Island with the love of his life by his side. He was a friend to many and loved by all, most especially generations of Chesbrough Road neighbors, for whom we are forever grateful for their friendship and support. Colman's priority was caring for his family and throughout his life he exuded a quiet strength and led a life of sacrifice for his family. He faced adversity in his life with grace and faith. His hard work paid off by all of the love he was surrounded by throughout his life. He fought the good fight, he finished the race and above all, he kept his faith. Family and friends are invited to celebrate a life well lived. Funeral from the Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. Interment St. Joseph Cemetery, West Roxbury. For guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

DIGIANFELICE
Richard P. of Roslindale passed away on January 22, 2025. Beloved son of the late Angelo and Dorothy (Keenan) DiGianfelice. Brother of the late Robert "Bob" DiGianfelice, Francis "Frank" DiGianfelice, Anne Marie Grankewicz, Evelyn Romesburg, Debra Smith. Also survived by many nieces and nephews. Richard proudly served his country in the United States Army. He worked for many as an underwriter for Prudential Insurance Company. A graveside service will be held at Forest Hills Cemetery, Jamaica Plain. For online guestbook, pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

HICKEY

Daniel Colman, on January 28, 2025, passed away at home surrounded by his loving family at the age of 92. Longtime resident of West Roxbury, formerly of Bandon, County Cork, Ireland and St. Peter's Parish, Dorchester. Survived by his cherished wife and best friend of 64 years, Bridget Mary (Lohan); and their five children: Rose of Winthrop, Bernadette and her husband, Dan Aidonidis of Hanover, Brenda and her hus-

KOMST

Aaron F. of Taunton, formerly of Mission Hill and Jamaica Plain, passed away peacefully surrounded by the comfort of his loving family on January 19, 2025. He was the son of the late Louise (Scarpelli) Komst and Aaron Reed, loving father of Aaron Houtman of New Bedford, Celestial Houtman of Swansea, Eric Houtman (NBFD) of New Bedford, Makeel Desantos of New Bedford, Alaana Alphonse of Taunton and Marissa Rose. Devoted grandfather of Mila, Hunter, Harley, Chandler, Lenora and Saige. Dear brother of Toni Komst (Boston EMS Retired) of Mission Hill, Edwin Komst of Pennsylvania, Marcia Lawrence of Worcester, Gigi Lawrence of Worcester, Michael Reed of Mississippi and the late Georgie Scarpelli. Aaron is also survived by many nieces, nephews, cousins and dear friends. Aaron was born in Boston and raised in Mission Hill and Jamaica Plain where he made many lifelong friends. Aaron loved anything to do with music, in his younger years he would often be seen wearing headphones listening to mixtapes he created himself. He worked for many years as a DJ in Boston Nightclubs entertaining many residents and visitors in the city. Aaron was a family man through and through. He loved spending time with his children, who were his pride and joy and most important to him. He was a gentle, kind, generous and loving man. He always wanted to make people laugh and could light up a room with his infectious laugh and smile. Aaron was an avid sports fan, who believed the Celtics or Patriots won a game because he was wearing his lucky jersey. He will be greatly missed by his loved ones and friends. Family and friends are kindly invited to honor and remember Aaron's life at The Fall River Elks Lodge #118, 4500 N. Main St. Fall River, MA 02720 on Sunday March 2, 2025, from 1:00 pm - 5:00 pm. In lieu of flowers please consider a donation in Aaron's memory to Tiny Transplant Titans, at tinytransplanttitans.com. This organization was very supportive of Aaron's family when his granddaughter Saige had a successful liver transplant for Biliary Atresia. Arrangements are in the care of the Bell-O'Dea Funeral Home, 376 Washington Street, Brookline, MA 02445. (617) 277-7652. To leave a condolence message for Aaron's family, please visit: bellodeafuneralhome.com

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ERNA celebrates River Street Bridge

Jeff Sullivan
Staff Reporter

The East River Neighborhood Association (ERNA) met recently and discussed several issues facing the neighborhood. First up, State Rep. Rob Consalvo's representative Emily Carrara said the office is celebrating the recent reopening of the River Street Bridge. However, she said residents need to take it with a couple grains of road salt.

"It opened two days before Christmas, so it was a little holiday miracle; definitely a Christmas gift," she said. "But they will be closing the bridge again at some point. Just to remind everyone, when the bridge closed it was an emergency closure. The bridge is due to be replaced in the next few years or so anyway and they (the state) thought they'd expedite the replacement and keep it closed while they replace the whole thing, but they realized that would take too long. They heard from us and the community that that was just not acceptable."

Carrara said the bridge is now open with interim repairs, but the replacement will be coming in the next few years. "There will be a community process with the design of the new bridge," she said. "So the next meeting will be 50 percent design of the new bridge. That's even before we get a full design and the construction."

Carrara said residents will have input as to the visual design of the bridge.

In other news, Neponset River Watershed As-

sociation (NepRWA) Greenways Program Coordinator said there is a community advisory group made up of local residents for the EPA cleanup of the Neponset River.

The site is a Superfund site, and the EPA is currently clearing the dirt and dredging the river from Mother Brook in Hyde Park to the Walter Baker Dam in Milton. For more information, go to <https://tinyurl.com/y5aryawp>.

Hinton said residents should stay tuned as a public comment period is coming up this spring. Also, NepRWA is hosting a flooding impact meeting in the watershed on Feb. 10 at 6:30 p.m. in a virtual format. For more information and to sign up for the meeting, go to <https://tinyurl.com/3nc3fcz5>

District E-18 of the Boston Police Department (BPD) Community Service Officer Paul Broderick came in and gave his usual rundown of crime in the area. Aside from a few minor incidents, including someone breaking into a vehicle to steal a handicapped placard, there were few notable incidents.

Broderick said \$2,900 of computer equipment was also stolen from a motor vehicle, as well as Bluetooth speaker stolen from a different vehicle. There was also a call for shots fired on Dec. 30 on Lewiston Street. Ballistic damage to a house was found, but no other damage or injury was reported.

Broderick said crimes in District E-18, are down. For 2024, the district is down 11 percent compared to 2023. Auto thefts were down 46 percent, commercial burglaries down 33 percent and residential burglary was down 23 percent.

Deaths continued from page 8

MULLEN

Dorothea "Dottie" (Ford), with great sadness our beloved Mom and Nina passed peacefully on January 29, 2025. Dorothea "Dottie" (Ford) Mullen, 92, a lifelong resident of Boston was born on March 28, 1932, to Walter and Theresa (Burke) Ford. Dottie was predeceased by her husband, James "Bob" Mullen. She leaves behind her devoted daughters, Kerri and her husband, Carl Lockhart of Longmeadow and Patrice Finn of West Roxbury. Also heartbroken by the loss of their "Nina" are her adoring grandchildren, Kelsey, Christopher, James, Colin and Connor. Dottie was the oldest of four children. She was predeceased by her brothers, Donald and Paul. She is survived by her youngest brother, Edward, who she held close to her heart. Dottie graduated from Roslindale High School in 1949. During her teenage years, she could be found surrounded by her many cousins and best girlfriends. After graduating, she was employed by New England Telephone Company's Treasury Department, where she remained for 25 years. Dottie embodied the essence of a warm home filled with love, her quick wit, good conversation and lots of advice. A visit to her home at any given time would find a pot of tea on the stove, a dish full of candy and fresh flowers on the table. Dottie enjoyed her weekly trips to the hairdresser and visits with her many nieces and nephews. She never missed sending a birthday card or a phone call singing "school days" on the first day of school. Dottie held a strong belief in her Catholic faith, which was evident in her involvement with St. Anne's Ladies Sodality, the St. Theresa's Theresians and her generous support of Catholic Charities. As she reunites with

missed loved ones, her memory remains in our hearts. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery. Donations may be made in her memory to St. Jude Children's Research Hospital, at stjude.org For guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

NICKERSON



William P., Jr. was from Charlestown and fondly called "Nick" by his family and friends and "Bill" by his colleagues. He is survived by his wife, Patty (Mullen)

Nickerson of West Roxbury; step-daughters, Deirdre Mulkerrins, Karen Mulkerrins; and stepson, Kevin Mulkerrins and his wife, Deirdre McLaren; and grandchildren, Nina, Lola, Zachary and Caleb. Son of the late William P. Nickerson, Sr. and Dorothy Wallace of Charlestown. Nick studied at Boston Latin School, Class of 1977 and Columbia University, Class of 1981, playing football for both schools. He spent his career as Senior Finance Manager for the City of Boston with the Boston Redevelopment Authority and the Boston Planning and Development Agency. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment is private. Lawler & Crosby Funeral Home 617-323-5600.

Obituary policy

The Bulletin Newspaper publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing to news@bulletinnewspapers.com by Monday at 1 p.m. Photos also will be accepted.

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Legals

The Bulletin

Classifieds

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WRCIA to meet

The next meeting of the West Roxbury Civic and Improvement Association is this Tuesday, February 11 at the St Stephen Church, 5160 Washington Street.

Agenda: Police Report; Councilors update; Follow up on Abandoned cars on Grove Street; Update on crosswalks on Washington Street; Adoption of amendments to the constitution including; Use, ownership and control of the WRCIA name, logo and social media outlets; Term limits: and election rules and procedures.

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Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU24P2733EA

**Estate of: Ruth Ann Boynton
Date of Death: 10/04/2020**

**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114**

To all interested persons:

A Petition for Late and Limited
Formal Testacy and/or Appointment
has been filed by:

Lynn Boynton of Myrtle Beach, SC
requesting that the Court enter a
formal Decree and Order and for such
other relief as requested in the Petition.

The petitioner requests that:
Lynn Boynton of Myrtle Beach, SC
be appointed as Personal
Representative(s) of said estate to
serve on the bond in **unsupervised
administration**.

IMPORTANT NOTICE

You have the right to obtain a copy
of the Petition from the Petitioner
or at the Court. You have a right
to object to this proceeding. To do
so, you or your attorney must file a
written appearance and objection
at this Court before: 10:00 a.m. on
the return day of 03/04/2025. This is
NOT a hearing date, but a deadline
by which you must file a written
appearance and objection if you
object to this proceeding. If you fail to
file a timely written appearance and
objection followed by an affidavit of
objections within thirty (30) days of
the return day, action may be taken
without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed
under the MUPC in an unsupervised
administration is not required to file
an inventory or annual accounts with
the Court. Persons interested in the
estate are entitled to notice regarding
the administration directly from the
Personal Representative and may
petition the Court in any matter
relating to the estate, including the
distribution of assets and expenses of
administration.

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: January 20, 2025
Stephanie L. Everett, Esq.,
Register of Probate

*Hyde Park Bulletin:
02/06/2025*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU24P2732EA

**Estate of: Dorothy Calabruso
Also known as:
Dorothy F. Calabruso
Date of Death: 03/03/2019**

**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300**

To all interested persons:

A Petition for Late and Limited
Formal Testacy and/or Appointment
has been filed by

Steven Marrochello of Alexandria, KY
requesting that the Court enter a
formal Decree and Order and for such
other relief as requested in the Petition.

The Petitioner requests that:
Steven Marrochello of Alexandria, KY
be appointed as Personal
Representative(s) of said estate to
serve on the bond in **unsupervised
administration**.

IMPORTANT NOTICE

You have the right to obtain a copy
of the Petition from the Petitioner
or at the Court. You have a right
to object to this proceeding. To do
so, you or your attorney must file a
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at this Court before: 10:00 a.m. on
the return day of 03/04/2025. This is
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without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed
under the MUPC in an unsupervised
administration is not required to file
an inventory or annual accounts with
the Court. Persons interested in the
estate are entitled to notice regarding
the administration directly from the
Personal Representative and may
petition the Court in any matter
relating to the estate, including the
distribution of assets and expenses of
administration.

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: January 20, 2025
Stephanie L. Everett, Esq.,
Register of Probate

*Hyde Park Bulletin:
02/06/2025*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET NO. SU25P0145EA

**Estate of: Richard Francis Conley
Also known as: Richard Conley
Date of Death: 04/26/2024**

**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300**

To all interested persons:

A Petition for Formal Probate of
Will with Appointment of Personal
Representative has been filed by
Richard F. Conley, Jr. of Walpole, MA
requesting that the Court enter a
formal Decree and Order and for such
other relief as requested in the Petition.

The Petitioner requests that:
Richard F. Conley, Jr. of Walpole, MA
be appointed as Personal
Representative(s) of said estate to
serve Without Surety on the bond in
unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy
of the Petition from the Petitioner
or at the Court. You have a right
to object to this proceeding. To do
so, you or your attorney must file a
written appearance and objection
at this Court before: 10:00 a.m. on
the return day of 03/10/2025. This is
NOT a hearing date, but a deadline
by which you must file a written
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object to this proceeding. If you fail to
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objection followed by an affidavit of
objections within thirty (30) days of
the return day, action may be taken
without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed
under the MUPC in an unsupervised
administration is not required to file
an inventory or annual accounts with
the Court. Persons interested in the
estate are entitled to notice regarding
the administration directly from the
Personal Representative and may
petition the Court in any matter
relating to the estate, including the
distribution of assets and expenses of
administration.

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: January 27, 2025
Stephanie L. Everett, Esq.,
Register of Probate

*West Roxbury/Roslindale Bulletin:
02/06/2025*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU24P0904EA

**Estate of: Alex J. Mikolajczyk
Date of Death: 04/01/2023**

**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300**

To all interested persons:

A Petition for S/A Formal Probate of
Will with Appointment of Personal
Representative has been filed by
Joseph Atkinson of Roslindale, MA
requesting that the Court enter a
formal Decree and Order and for such
other relief as requested in the Petition.

The Petitioner requests that:
Joseph Atkinson of Roslindale, MA
be appointed as Personal
Representative(s) of said estate to
serve on the bond in **unsupervised
administration**.

IMPORTANT NOTICE

You have the right to obtain a copy
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UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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under the MUPC in an unsupervised
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relating to the estate, including the
distribution of assets and expenses of
administration.

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: January 27, 2025
Stephanie L. Everett, Esq.,
Register of Probate

*West Roxbury/Roslindale Bulletin:
02/06/2025*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU25P0178EA

**Estate of: Pearl May Lakeman
Date of Death: 07/17/2020**

**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114**

To all interested persons:

A Petition for Late and Limited
Formal Testacy and/or Appointment
has been filed by:
Jacqueline Davis of Boston, MA
requesting that the Court enter a
formal Decree and Order and for such
other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy
of the Petition from the Petitioner
or at the Court. You have a right
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UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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administration.

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: January 28, 2025
Stephanie L. Everett, Esq.,
Register of Probate

*West Roxbury/Roslindale Bulletin:
02/06/2025*

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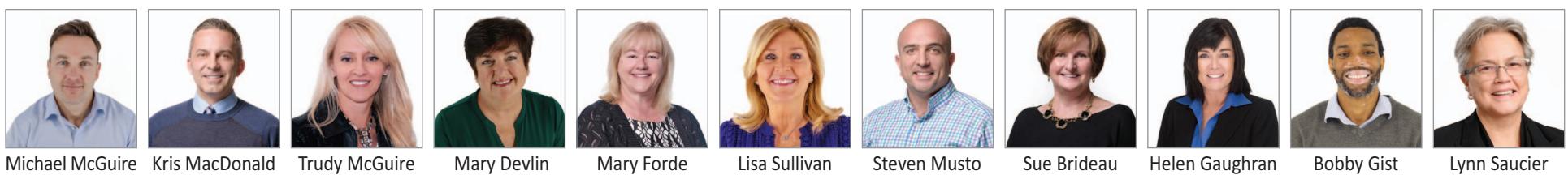
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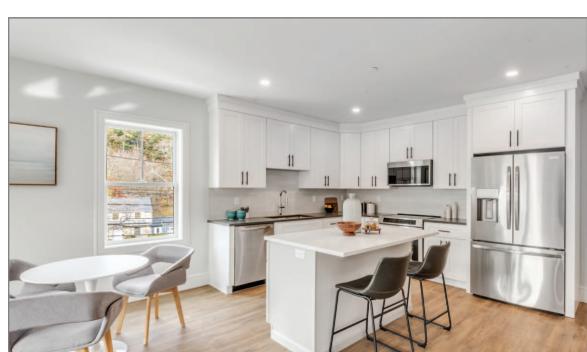
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WEST ROXBURY

SINGLE FAMILY 4 beds; 2 full, 1 half baths
\$1,695,000 Listed by Rosemar Realty Group



2 BROWNSON TERRACE
JAMAICA PLAIN

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\$2,500,000 Listed by Rosemar Realty Group



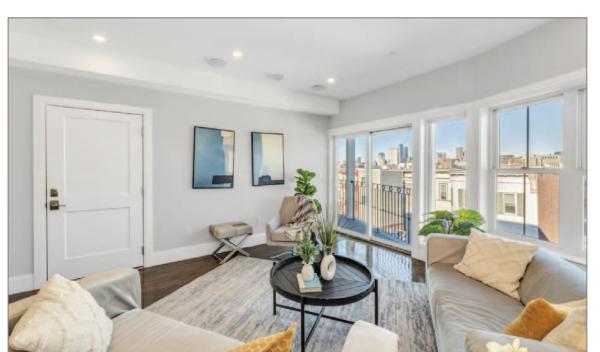
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