

Boston Bulletin

citywide news • street by street

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FREE



About 50 residents packed into the Distraction Brewing Company for Roslindale's early kick-off to 2024.

PHOTO BY SUSAN KRYCZKA

NYE kids party in Rozzie draws big crowd

Susan Kryczka
Staff Reporter

Over 50 parents and children packed the Distraction Brewing Company in Roslindale for a New Year's Eve Kids celebration scheduled for 6 p.m. to 8 p.m. that included a countdown and cider toast to the new year at 7:30 pm. The business is already well known amongst parent groups in the area as a kid friendly go-to local craft brewery serving beer and cocktails to parents while also allowing patrons to bring their own food and games so the whole family can enjoy a night out.

It was probably no surprise, therefore, when the official kids' celebration was filled to capacity by 7 p.m. with tables of families and friends playing cards, eating pizza and sandwiches, watching an NFL football game on the big screen, and waiting for their "midnight" toast to 2024.

"We used to throw parties all the time. We were the most obnoxious



Jesse Keane, Kristin Peterson and their daughter Francis Keane at the celebration.

PHOTO BY SUSAN KRYCZKA

people who had parties all the time at our house with little kids," said the brewery's owner Lora Estey. Her husband, Michael came up with the idea

NYE Rocks

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The brewery provided plenty of activities to "distract" patrons during the event.

PHOTO BY SUSAN KRYCZKA



A view of the Kiddies Carnival, which has played in White Stadium every August since 1984.

PHOTO BY RICHARD HEATH

Boston Unity to redevelop half of White Stadium

Richard Heath
Staff Reporter

The White Stadium Development plans are starting their trek through the city's regulatory processes.

Three weeks after its Letter of Intent to the Boston Planning and Development Agency (BPDA) on Nov. 28, Boston Unity Soccer Partners (BUSP), a franchise of the National Womens Soccer League, filed a 382-page Project Notification Form (PNF) to develop the west grandstand and adjacent track area of White Stadium on Dec. 18. In addition, a 13-member Impact Advisory Group was approved by the BPDA on Dec 11.

As first reported by The Bulletin in July 2023, the BUSP is apparently wasting little time to reach its stated opening day pitch in March 2026.

The BPDA has scheduled a virtual Article 80 meeting for Jan. 11. The

BPDA lists the project as in Mattapan because it's in the Greater Mattapan Neighborhood Article 60 of the Boston Zoning Code. No zoning variances are required according to the document.

The IAG members were recommended by State Rep. Chris Worrell, District 7 City Councilor Tania Fernandes Anderson and At-Large Councilor Ruthzee Louijeune, as well as several representatives from the Office of Neighborhood Services (ONS).

BUSP – which listed its address as 450 Walnut Ave., Jamaica Plain – provided more detail in the PNF of the three components of its proposal: the west grandstand, The Grove and "landscape activities in Franklin Park."

"The proponent's goal," according

White Stadium

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Council elects Hyde Park's Louijeune as president

Jeff Sullivan
Staff Reporter

The Boston City Council voted unanimously on Monday to make At-Large City Councilor and Hyde Park resident Ruthzee Louijeune president of the council for this year.

"I am excited for what's to come for our city, and believe that our collective work can transform our beloved city into one where every person feels honored, safe, housed, and healthy," said Louijeune. "I am

hopeful, and I am grateful, because the only way we get through, the only way we thrive, the only way we push forward, is together."

Louijeune ended up running unopposed and was nominated by District 1 City Councilor Gabrielle Coletta. Louijeune said she will continue to work for those in need in the city by leveraging the city's economic prosperity.

"Where we use the city's fiscal

Louijeune

Continued on page 3

BPDA approves post office development in Allston

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) met recently and approved two projects for Allston and Brighton respectively.

The biggest was in Allston at 25-39 Harvard Ave. and contains the site of the former Allston Post Office. The United States Post Office shut down the site in 2019 when it was found that a nearby tree had severely impacted the building's structural integrity. Back in October of 2023, the developer and District 9 City Councilor Liz Breadon announced a tentative agreement to provide space for the USPS to bring a new branch office on the ground floor of the 170-unit residential building.

The proposal would demolish the building on the site and construct a six-story building with 49 parking spaces and 29 affordable units as per the city's Inclusionary Development Policy (IDP). The plan also calls for a reduction in curb cuts to the site and widening the sidewalks. It will also add more street trees to the public right of way.

BPDA Deputy Director of Comprehensive Planning Caitlin Coppinger said the site will likely need zoning relief for excessive floor area ratio, excessive building height and insufficient rear yard setback.

Developer Eden Properties was represented by principal Noah Maslan who said during the outreach process, they heard from the community that residents wanted their post office back. That's somewhat of an understatement, as District 9 City Councilor Liz Breadon and her staff member Wayne Yeh worked since Breadon was elected to restore the post office.

Residents, Breadon, Yeh and other officials worked through a difficult federal process to try to get the post office back to Allston, but things looked bleak. But when Eden Properties came in, they

Post Office

Continued on page 4

NYE Rocks *continued from page 1*

of opening a brewery based on their own family's experience that would welcome kids. Her husband made the beer at home and friends would try it. "We started to have New Year's parties. We had a kid's countdown. We would just end at 8:00 p.m."

When the couple opened the brewery in 2019, the kid's countdown was carried over as part of the planned event.

"It was done in 2019, 2022, and now 2023. Parents tend to want to go home. Our clientele takes care of their kids." For those adults that want to stay, a live band was scheduled for 9:00 p.m. for a more adult celebration.

Roslindale resident Joanne Pascas was pretty certain that the brewery was going to be her and son Jimmy's destination for New Year's Eve.

"Close to home, other neighborhood kids, it's a local place he's enjoyed before," said Pascas who un-

packed home-made sandwiches to share with Jimmy who was busily hunting down additional toys. "It's a nice place to hang out."

"We come here pretty regularly. We debated about going downtown," said another party attendee, Kristin Peterson. "We thought we'd do some things at home and come down for a little bit." Peterson's husband, Jesse Keane said he was familiar with the countdown idea for a kid's party, so it sounded good.

"We like this place a lot. In the summer, when they open up the street, it's so great," said Keane referring to the brewery's beer garden. After the toast, the family planned to go home and make pizza with their daughter, Frances.

"We settled on this. We had a good time last year," said former Roslindale resident Scott Sinclair, who said he now lives in Milton. He again brought his daughter Ava to enjoy the 2023 party. While his wife stayed home with their one-year-old baby, Sinclair and Ava were having a father-daughter night out. "It's a much bigger crowd this year," he said, feeling the quick 15-minute drive was

well worth it and happy with his choice to attend. When asked about a New Year's resolution, daughter Ava announced that she was going to be "a great big sister" to her year-old sibling.

For West Roxbury resident Matthew Smith, Distraction Brewery was a second choice based on another brewery being closed. It was a fortuitous decision, as he was delighted to see a lot of people in the crowd that he knew.

"Our friends came here because they live around here. I'm very grateful that they did because people from all different areas of my life have arrived here...people from where I work, and people my kids go to school with...are all here. Roslindale is such a family-oriented part of the city now." Looking at the crowd, Smith hopes that more businesses will consider becoming kid friendly, encouraging more families to stay in the city.

A few minutes before 7:30 p.m., the young revelers held glasses of sparkling cider, as their excitement grew. Everyone watched the big screen on the wall and loudly counted down the seconds. Glasses were raised and "Happy New Year" rang out in the room.





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Louijeune *continued from page 1*

strength to meet the needs of the city's working people," she said. "Our city boasts some of the best institutions, from universities to hospitals to life sciences, we have a strong triple-A bond rating, and these are strengths we could be using to build schools and housing. We have the strength of the diversity of our neighborhoods, but at times the education gaps, the housing crisis and disparities in health and wellness outcomes can make it feel like there are two different Bostons. Our work is to combat that."

Louijeune said she wants to show that there is really only one Boston.

"While others try to divide our city, and pontificate about how old and new Boston is reflected in comparison of leadership of Boston 15 years ago and the leadership of today – a change in leadership and makeup of this body ushered into existence by former At-Large City Councilor and now Congresswoman Ayana Pressley – I reject the old and new dichotomy," she said. "I believe in a true Boston, one that has always had the richness of cultures and races and backgrounds we see now in the halls of power. One that embraces the rich Irish American, Italian American, and African American histories of city. That celebrates the Latino community and the Asian

community and the Somali community and says to our LGBTQ+ siblings that we will always reject hateful acts that work to threaten or make you feel unsafe."

Louijeune also said this true Boston should reflect the religious communities in the city as well.

"A true Boston is one where churches, synagogues and mosques all have reason to celebrate the makeup of this body and can use our shared principles from our respective faith traditions to heal our city and world," she said.

Former president and District 2 City Councilor Ed Flynn nominated At-Large City Councilor Julia Mejia to the position, but she declined.

"I respectfully decline," she said. "I think it's important for us to recognize this moment, in this body, requires us to bring everybody together, regardless of our political differences, and while I know I have the award-winning personality to do just that, I think it's important for us to recognize that the body here has an opportunity to really show up in this chamber in the way that we have been elected to do so, and that is being reflective of the community that we serve, and making sure we understand that who are accountable to are the people who

put us in this seat."

Louijeune thanked her staff, her fellow councilors, her parents, residents, and a host of public officials in and around the City Council Chambers. When thanking her parents, Louijeune became visibly choked up.

"They came to this country from Haiti, poor, Black, not speaking the language and sacrificed so much for me and my three sisters and our entire extended family," she said. "They are our pillar. I am, because of your strength, here, and I stand on your shoulders every day."

Louijeune pointed out that Jan. 1 was Haitian Independence Day.

"Where we celebrate being the first free Black republic in the western hemisphere and the only country in the world founded from a slave revolt," she said. "That's a big deal. Today we continue the march towards true liberation as insecurity plagues our island nation, but we remain committed to our people abroad and here, as Boston is home to the third largest Haitian diaspora."

Louijeune also welcomed incoming District 5 City Councilor Enrique Peppen, who will be representing her district for Roslindale and Hyde Park.

"I know my home district is in good hands, and I look forward to what you will bring to this council, given your deep knowledge and understanding of how we serve our neighborhoods."

Rozzie Farmers Market set for Sunday

Jeff Sullivan
Staff Reporter

The Roslindale Village Main Streets (RVMS) Winter Farmers Market is all set to go on this Sunday, Jan. 7, from 11 a.m. to 2 p.m. at the ABCD Parking Lot at 32 Birch St.

RVMS Farmers Market Director Steve Marcelin said he and the RVMS staff are excited to once again get out there and give some unique food and craft items to Roslindale and beyond.

"I'm very excited, it's something I look forward to every year," he said. "The vendors are really excited too. We're just counting down the days and pushing out our last promotions."

At the time of publication, snow is expected for Sunday and Marcelin said they will be keeping an eye on it, and that cancellation notices will be sent out on Friday if necessary.

"With us being outside, it's something we sort of discussed with the team and we will come

to a firm decision before the market," he said. "If the conditions are not favorable and we don't think there will be a lot of foot traffic, we will cancel."

Keep an eye on RVMS' social media at <https://www.facebook.com/roslindalevillagemainstreet> or <https://twitter.com/RosMainStreet> for updates on this weekend.

Regardless of whether the market starts on Jan. 7, it will continue throughout the winter until March 31. Marcelin said they have a large list of vendors this year and he's excited to see what they have to offer. He said residents have been historically excited to come out and peruse as well.

"Last year we had about 200 people come through every week," he said. "We're expecting about the same, if not more."

He said they have been hosting the winter market outdoors,

Farmers

Continued on page 5



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CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU23P2832EA**

Estate of: **Carroll S. Murphy, Jr.** **Suffolk Probate and Family Court**
Also known as: **Carroll S. Murphy** 24 New Chardon Street
Date of Death: **12/05/2023** 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 **Karen M. Donahue of Wilmington, 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:
Karen M. Donahue of Wilmington, 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 02/09/2024. 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: December 29, 2023
Stephanie Everett, Register of Probate

Boston Bulletin: 01/04/2024



Virtual Public Meeting

White Stadium

JANUARY 11 Zoom Link: bit.ly/48rqcKJ  mail to: **Ebony DaRosa**
6:00 PM - 8:00 PM Toll Free: (833) 568 - 8864 Boston Planning & Development Agency
One City Hall Square, 9th Floor, Boston, MA 02201
phone: 617.918.4419
Meeting ID: 160 187 4753 email: ebony.darosa@boston.gov

Project Description:
The BPDA is hosting a Public Meeting for the proposed White Stadium project. The meeting will include a presentation followed by Q&A. In partnership with the City of Boston and the Boston Public Schools, Boston Unity Soccer Partners, LLC proposes to rehabilitate White Stadium, centering its renovation efforts on the "West Grandstand" and improvements to the "Grove Area". The revitalized White Stadium will serve as an improved facility for BPS students, community events, and gatherings, and as the home pitch and venue for Boston's new National Women's Soccer League team. Please use the following link to register for the meeting: bit.ly/48rqcKJ Meeting ID: 160 187 4753 Toll-Free Call-in Number: (833) 568 - 8864.

La información de esta reunión es crucial para usted como residente y parte interesada de la ciudad de Boston. Se encuentra disponible el servicio gratuito de interpretación de la información brindada en estas reuniones. Si necesita servicios de traducción, contáctese con: ebony.darosa@boston.gov (617-918-4419)
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Teresa Polhemus, Executive Director/Secretary

“Hey, buddy, can you spare a . . . stamp?”

Would there be something odd if you went into a bank and there were no withdrawal slips? What if you went into a police station and there were no accident forms? What if you went into a post office and there were no regular stamps?



My Kind of Town/
Joe Galeota

The last of these hypotheticals did happen to me—at the Roslindale Post Office. On a mid-December weekday afternoon, needing to kill some time before an “appointment” with the legendary old Italian barber Ray—an appointment (huh??) —I wandered into the Cummins Highway post office.

After getting a negative reply to my inquiry about buying religious Christmas stamps, I then asked about Xmas stamps in general. Again, a negative reply. “OK,” I huffed, “I’ll take ANY kind of stamps,” which elicited another horizontal shaking of the postal clerk’s head and “there aren’t any.”

As I made my way out of the post office, a woman in the lobby affixing stamps to a letter mentioned that the post office did have Breast Cancer stamps in stock. I returned to the same laconic clerk and purchased them at

a price higher than any sort of “Forever” stamps but at least I could mail some Christmas cards.

Telling this story to several Roslindale residents, I heard them remark that they were in the same post office several days before I went there, only to be similarly rebuffed when they wanted to purchase stamps.

Wouldn’t one think that in this busy season the Roslindale Post Office, an arm of the United States government that makes billion-dollar aircraft carriers, could be able to acquire stamps from nearby post offices? Yes, one would think that.

TREE CANOPY ARGUMENT IS SPECIOUS

To the Editor:

I keep reading in the news about the need to retain tree cover in the city of Boston in order to reduce the risk of overheating due to the heat island effect. Yes, trees provide essential shade, reduce solar heating and are a critical part of having healthy neighborhoods. However, the use of this reality by opponents of building more desperately needed housing in our cities is mistaken. The cause of rapidly worsening climate heating is the CO2 emissions from burning fossil fuels. In cities the primary source of this pollution is private vehicles. And, the largest area of the asphalt that absorbs the excess solar heat retained by the CO2 are the streets that these vehicles travel on. In fact, the 28% average tree canopy in Boston mentioned by former City Councilor Arroyo (thanks for the tree ordinance, Ricardo!) is much higher in residen-

tial areas and lower in the core of the inner city, in particular, downtown. We could markedly increase that percentage by reducing our dysfunctional car dependence as has been done in many cities worldwide - Bogota, Copenhagen, and Amsterdam are prominent examples.

Rather than force everyone into cars that get stuck in endless congestion on dangerous roads these cities have created tree and grass lined trolley, bus, pedestrian and bicycle passageways that provide a much faster, more convenient, and climate friendly transportation system. It is better that we build more housing in the urban area rather force it out into the suburbs, which would only increase dependence on driving the CO2 belching machines too many of us use to get around. It is time to change our thinking and behaviors.

Alan Wright 98 Birch St, Roslindale, MA



The new facade of the proposed post office in Allston has been welcomed by residents during the BPDA approval process.

COURTESY PHOTO

Post Office *continued from page 2*

started a private public partnership to bring the post office to reality. It’s not confirmed yet, but all signs point to the post office picking up where it left off.

“Fast forward to today, with the leadership of Councilor Breadon and other elected officials, the advocacy of the ACA and the many folks who submitted comment letters to the postal service, I am pleased to announce we are on a path to reestablish an Allston Post Office Branch on the ground floor of the building,” Maslan said. “We have agreed upon terms and are negotiating a lease with the U.S. Postal Ser-

vice.”

Embarc architect Robert Del Savio said they will also create a welcoming public space for the post office.

“Although the post office is only 1,400 square feet, we wanted to find a way to promote the civic presence of this retail space,” he said. “We’ve got glass wrapping the corner, we’re providing a bench outside and it’s immediately adjacent to the BlueBikes station which will facilitate public usage. And again, this is all on private land, and so we think the post office is a great anchor and a good use of the building.”

The Board voted unanimously to approve the project.

Next up, the Board voted unanimously to approve 76 condo units at 131 North Beacon St. in Brighton, with 2,870 square feet of ground-floor retail space, 45 garage parking spots, 76 bicycle parking spots and 16 visitor bike spots.

Pulgini and Norton Attorney Ted Schwartzberg represented the developer, and said the planning was influenced by the Brighton/Guest Street Planning Study, the Allston Brighton

Mobility Plan and the Mayor’s Office of Arts and Culture Place keeping report.

John Pulgini said he was pleased to provide 76 homeownership units to Brighton which, along with Allston, has some of the lowest homeownership rates in the city. Residents have been saying for more than a decade now that homeownership is desperately needed in the two neighborhoods of District 9.

But Pulgini said, wait, there’s more.

“This six-story building will also provide significant public realm improvements and street accommodation with first floor retail space in a building that is pursuing passive energy standards in energy efficiency,” he said. “Finally, we’re pleased to report we’ll be providing 13 affordable units, which brings the IDP percentage to 17 percent. These units will be provided at area median incomes between 60 percent and 110 percent.”

The project will also create 185 construction jobs. The Board approved the development unanimously.



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Farmers *continued from page 3*

originally because of the pandemic. Though the pandemic has largely been contained – infections are up at the moment however – they cannot go back to their original spot at the Roslindale Sons of Italy Hall.

“We are interested in going back inside, but the challenge at the moment is finding a space that can accommodate us,” he said. “There are other spaces around the village, but they’re unable to offer us a consistent schedule. We would want a space that would allow us to open 13 weeks, every Sunday or every Saturday to work with us. At the moment, Sons of Italy is not operational and we have no idea when they’re going to open their doors again.”

This outdoor venue is an issue for the market, since Marcelin said some vendors aren’t too keen on braving the winter temperatures, and some vendors simply cannot because of what the cold will do to their produce.

“We have fewer vendors this season than previous winters because of being outside,” he said. “But we have vendors who return every season, like Neighborhood Farms, who has always been with us, and we have new vendors too.”

And Marcelin said they’ve had quite a job getting all the vendors together. The schedule is staggered throughout the market’s operational timeline; Marcelin said this is mostly due to constraints from the vendors

themselves, but that does mean that each market will have something a bit different every week.

“The approach is to create a schedule that is beneficial for vendors, shoppers and everything else,” he said. “When you think of long-lasting products, like a jarred jam for instance, you may not finish that in a week, and so having that vendor on a staggered schedule sort of makes sense.”

Marcelin said they’ve got a lot of new vendors this winter.

“I definitely want to continue to highlight Neighborhood Farms, because they’ve been with us for the summer, winter, no matter what the conditions, but we also have Ben’s Raclette (sandwiches with tons of hot melted cheese) joining us this season and the Farmers Market Committee is very excited about having him at the market,” he said. “Other vendors I definitely want to highlight are the Native Kitchen, Mumu’s Pikliz and Maman Myrthe’s Pantry. They’re all new vendors, and all people of color. We’re excited to host this diverse group of vendors who will make this a great season.”

Marcelin said he’s also excited to see We Grow Microgreens – which started in Roslindale and is now in Hyde Park – returning this year.

Go to <http://tinyurl.com/4kjesx3b> for a full list of dates and vendors.

PIC meeting turns into debate

Jeff Sullivan
Staff Reporter

The Boston Public Improvement Commission (PIC) met recently and approved changes to the proposed project at 59-63 Belgrade Ave. in Roslindale.

The project calls for a four-story, 31-unit rental property at the former site of the Folsom Funeral Home. PIC Chair Jascha Franklin-Hodge said the proposed repairs were for curb and sidewalk reconstruction, new pedestrian ramps, relocated pedestrian ramps, streetlight infrastructure and driveway curb cuts.

Project representative Michael Forde said they have recently met with abutters to answer questions about the proposed plans.

“I would say that the abutters remained concerned that there is a lack of street parking for local businesses, which I believe was something addressed in a plan a couple of years ago that the Boston Transportation Department had developed during a study of the Roslindale Square area,” he said.

For the full parking study and its timeline, go to <http://tinyurl.com/43nhjt5s>

Forde said the project will help the public realm by repainting a bus stop, providing four public bike rack spaces, signage for the street and he said they are looking to replant several diseased trees at the front of the building.

Architect Guillermo Beltran said the design includes 15-minute parking from 8 a.m. to 6 p.m. Monday through Friday for the front of the building. The plan also calls for crosswalks to allow pedestrians to cross Belgrade Avenue as well as the nearby Pinehurst Street.

Beltran added that they have put the bus stop and crosswalk closer together to dissuade drivers from parking on the crosswalk.

Resident Crisa Bratsis said she and several residents were

against the 15-minute parking in front of the building and requested that it be returned to four-hour parking.

Franklin-Hodge said parking was not the PIC’s department, but added the concern would be passed on.

“Legally we’re most concerned with the constructed elements here,” he said. “But parking regulations are relatively easy to change, and so what I would suggest we do is to table the conversation about the regulations in this forum but make sure we reconnect with the Boston Transportation Department (BTD) and the policy and planning folks working on the larger Roslindale Village

59 Belgrade Ave.
Continued on page 7



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Legals

Commonwealth of Massachusetts The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU23P2793EA**

Estate of: Betty J. Connor **Suffolk Division**
Date of Death: September 14, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner Susan E. Connor Eastman of West Roxbury, MA** a Will has been admitted to informal probate

Susan E. Connor Eastman of West Roxbury, MA

has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 01/04/2024

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 40 Cleveland Street, Hyde Park (Boston), MA 02136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Suzanne Council to Santander Bank, N.A., and now held by **Santander Bank, N.A.**, said mortgage dated March 4, 2016 and recorded in the Suffolk County Registry of Deeds in Book 55867, Page 314, as affected by Subordination Agreement dated September 6, 2019 and recorded in said Registry of Deeds in Book 61826, Page 255, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on February 5, 2024 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A CERTAIN PARCEL ON LAND WITH THE BUILDINGS THEREON AND SITUATED IN THAT PART OF SAID BOSTON FORMERLY HYDE PARK, SUFFOLK COUNTY, MASSACHUSETTS AND BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY: BY CLEVELAND STREET, FORTY (40) FEET;

*SOUTHEASTERLY: BY A LINE PARALLEL TO BEAVER STREET AND EIGHTY (80) FEET
SOUTHEASTERLY THEREFROM, EIGHTY-FIVE (85) FEET;*

SOUTHWESTERLY: BY LAND LATE OF HEIRS OF GEORGE HAIL BY A LINE PARALLEL WITH SAID CLEVELAND STREET AND DISTANT EIGHTY-FIVE (85) FEET SOUTHWESTERLY THEREFROM, FORTY (40) FEET; AND

NORTHWESTERLY: BY LAND NOW OR FORMERLY OF ELLENE. HUTCHINS BY A LINE PARALLEL WITH SAID BEAVER STREET AND DISTANT FORTY (40) FEET SOUTHEASTERLY THEREFROM, EIGHTY-FIVE (85) FEET.

CONTAINING 3400 SQUARE FEET MORE OR LESS.

HEREBY CONVEYING THE SAME PREMISES CONVEYED TO US BY DEED FROM CLARENCE J. BARTLETT AND BARBARA A. BARTLETT DATED DECEMBER 15, 1980 AND RECORDED IN THE SUFFOLK REGISTRY OF DEEDS IN BOOK 9618 PAGE 226.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO SUZANNE COUNCIL, INDIVIDUALLY FROM RONALD N. RICCI AND DONNA M. RICCI BY QUIT CLAIM DEED DATED 5/7/2001, AND RECORDED ON 5/7/2001, AT BOOK 26286, PAGE 103, IN SUFFOLK COUNTY, MA.

ASSESSORS PARCEL NUMBER: WARD: 18; PARCEL: 11769

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 7, 2001 and recorded in the Suffolk County Registry of Deeds in Book 26286, Page 103.

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.

Said mortgage is subject to a certain mortgage given by Suzanne Council to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, dated 09/23/2019 and recorded in Suffolk County Registry of Deeds in Book 61826, Page 239

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

*Hyde Park Bulletin:
01/04/24, 01/11/24, 01/18/24*

WRHS: West Roxbury Heroes: You've got mail!

Sandra Serkess
*West Roxbury Historical
Society President*

In 1993, when I was a music teacher, one of my duties was to put on a Christmas Show. But it really was a pleasure, not a duty. The kids and teachers were great and really supportive. Each of the younger grades had a song or two to sing, but the upper grades presented more of a challenge, and for Grade Four I found a delightful little play at the library about Christmas

cards. It was not only well written, but was designed to teach as well as to entertain. We learned the perils of incorrect and omitted zip codes; we shivered in fear when considering the card with no stamp: where would it go?? We thrilled to the card with no return address—whither its sender? Forever lost, we can only assume. SIGH.

This was the first show I ever wrote, directed, produced, and orchestrated. Steven Spielberg, have no fear. You have little competi-

tion from me. But the kids, the teachers, and the parents – everyone worked hard to make the show a success. When I saw the extent of their efforts, I knew I had to do something special in acknowledgment, but what? And then I knew...

I took myself to the West Roxbury Post Office and asked to speak to the manager. I was warmly received by the Assistant Manager, a lovely lady named Joyce. I explained my endeavor and asked my question. "Could we borrow hats and bags for the show? I promise to return them the next day." "We certainly could," was the reply, and we did. They were safely returned with a batch of homemade brownies. (Betty Crocker, you have nothing to fear either!)

The kids loved this attempt at authenticity and though nothing fit and the bags were heavier than they thought, they imitated reality with an earnestness that made me want to weep with appreciation. These kids were not tough or blasé; they had real feelings and had been taught to respect the community workers. It showed.

I always loved the people in my community; I still do. The ones we see everyday that provide us all—children and adults alike—with a virtual "safety blanket": something that we can count on. Something that is always there. Something that is the hook on which we hang our hats to make the world our home. We learn to know our heroes early in life—our teachers, the librarians, the police officers, the firefighters, the bank tellers, the ice-cream man, and last, but not least, the heroes of this story: the mail carriers.

Think of it. We get mail almost every day: not Sundays (52), not legal holidays (maybe 12 a year?). Yet, that still leaves 301 days a year of

You've got mail!
Continued on page 7

SALE OF REAL ESTATE UNDER M.G.L. 183A:6

By virtue of a Judgment and Order of the West Roxbury Division of the Boston Municipal Court (Docket No. 2206-cv-000071) in favor of the Trustees of the Clarendon Hill Condominium Trust against The Estate of Selma H. Lamkin and The Estate of Corinne B. Wiseman establishing a lien pursuant to M.G.L. Chapter 183A § 6 on the real estate known as Unit 23 of the Clarendon Hill Condominium for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 11:00 o'clock AM on the 31st day of January A.D. 2024 at 23 Victoria Heights Road, Hyde Park, Massachusetts 02136.

The premises to be sold are more particularly described as follows:

The dwelling Unit in Hyde Park, Suffolk County, Massachusetts known as Unit No. 23 in Phase No. 1, of the CLARENDON HILL CONDOMINIUM located at 1-214 Victoria Heights, in said Hyde Park, and created by Victoria-Mutual Limited Partnership pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed dated October 30, 1986, and recorded with the Suffolk County Land Court as Document No. 412885, noted on Certificate of Title No. C-148.

Said Unit is conveyed with a 3.93 undivided percentage interest in the Common Areas and Facilities as set forth in said Master Deed which percentage may decrease in the event additional phase(s) are added to the Condominium under Paragraph 16 of the Master Deed, together with the exclusive right to use Parking Space 23, as shown on the plan entitled "Parking Layout Plan Phase I Clarendon Hill Condominium, Boston, (Hyde Park), Mass., Scale 1" = 30", September 17, 1986, prepared by Stephen P. DesRoche, Professional Land Surveyor, 95 White Street, Quincy, MA" recorded as Document No. 412885, on Certificate of Title No. C-148.

Said Unit contains 1,973 square feet, more or less, as shown on the plans filed with said Master Deed and on the copy of a portion of said plans attached hereto and made a part hereof, and to which is affixed and verified statement in the form required by Section 9, of Chapter 183A.

This conveyance is made subject to and with the benefit of an encroachment easement, an easement for pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements, all other provisions of the Master Deed, Trust, By-Laws and Floor Plans of the Condominium recorded with said Registry, or as later amended of record, and all provisions of Chapter 183A.

This conveyance is further subject to a Condominium Phasing Lease by and between Victoria Mutual Limited Partnership as Lessor, and Paul F. Keating, et al, as Lessees, which Lease is dated October 30, 1986, and recorded with said Suffolk County Land Court as Document No. 412887, as noted on Certificate of Title No. C-148.

Said Unit is to be used only for residential purposes. This Condominium is intended to be a self-contained retirement community constructed expressly for use by the elderly with a minimum age requirement for residency of at least fifty-five (55) years.

By acceptance hereof, the Grantee(s), for themselves and their heirs and successors and assigns, hereby expressly acknowledge and agree that Victoria-Mutual Limited Partnership, as Declarant of said Master Deed has reserved and shall have the rights, as set forth in Paragraph 16 thereto to amend said Master Deed to include additional phase(s) as described and defined therein, whereupon the percentage of interest of the Unit hereby conveyed in the Common Areas and Facilities shall be changed as provided in said Master Deed; and, to that end, the Grantee(s) hereby consent for themselves, their heirs, administrators, executors, successors and assigns, and all those persons claiming by, through or under them, to the Victoria-Mutual Limited Partnership reserved rights and do hereby constitute and appoint Victoria-Mutual Limited Partnership the true and lawful attorney of the Grantee(s) in the name and stead and on behalf of the Grantee(s) to execute, acknowledge and deliver and record any such amendments of said Master Deed and/or other instruments deemed by Victoria-Mutual Limited Partnership to be necessary or appropriate to effectuate the inclusion of additional phase(s) in the Condominium, the power of attorney granted being coupled with an interest and irrevocable.

For title of Selma H. Lamkin and Corinne B. Wiseman, both now deceased, see the Unit Deed registered in Suffolk County Registry of Deeds Registered Land Division Document No. 454795.

Terms of sale: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the office of Schofield Donnelly LLC, 20 Park Plaza, Suite 1115, Boston, MA 02116 within thirty (30) days from the date of sale. Deed will be provided to purchaser for registration upon receipt in full of purchase price. In the event of an error in this publication, the description of the premises contained in the Unit Deed registered with the Suffolk County Registry of Deeds Registered Land Division as Document No. 454795 shall control.

Other terms to be announced at sale.

The Trustees of the Clarendon Hill Condominium Trust, Lienholder, by their attorneys: Schofield Donnelly, LLC, 20 Park Plaza, Suite 1115, Boston, Massachusetts 02116, (617) 557-4545.

Hyde Park Bulletin: 01/04/24, 01/11/24, 01/18/24



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You've got mail!

continued from page 6

mail delivery. Wow! The West Roxbury post office has 36 routes and each route is a few miles. As stated before, the bag, even empty, is quite heavy. Imagine it filled with mail. Boggles the mind. As a Grade One teacher now, every year I take my kids to the post office for a little tour. Not one of them, not even I, can lift a fully packed bag. Try it yourself sometime. And then imagine carrying it through snow and hail and rain and heat. OUCH!!!

The mail carriers truly deserve our respect for performing a difficult task superbly and usually with great kindness. We all know and love our post people. But how can we help?

We can do little about the heat, except offer a cold drink; nothing we can do can abate the rain, except the offer of an umbrella; the sleet? Well, it has a will of its own. But the snow? THAT we can and must handle!

It is frightening how many accidents mail carriers have

every year. The statistics are astounding! The mail carriers are vulnerable. They slip, they trip, they fall, they slide—all because a lot or a little slush caused the sidewalks or driveway to be dangerous. Is this a job you would want to do if the conditions were unsafe? I don't think so. We owe so much to our mail carriers.

A MESSAGE FROM THE WEST ROXBURY POST OFFICE: NEITHER RAIN, NOR SNOW, NOR GLOOM OF NIGHT

Seasons change and inclement weather conditions produce hazardous situations for your letter carrier. We want to prevent accidents and injuries so we may go home healthy to our families. We also want to provide you, the customer, with the best service possible, as our motto states. Please help us to help you ... Please keep your walkways, stairs and porches clear and accessible. Thank you for your cooperation. We are proud to serve you!

59 Belgrade Ave. *continued from page 5*

Parking study. I do believe they have some regulations that incorporate this block."

Resident Dennis Kirkpatrick said this would reduce business parking as well.

"BTD has a plan that is in circulation now that suggests anything on the radiant streets departing and entering Roslindale Square would also be considered business access parking," he said.

Kirkpatrick pointed out that it seems the relocated bus stop on the southern side of Belgrade Avenue called for in the plans would take away two current legal parking spaces. The bus stop is now more easterly and is situated on a fire hydrant, so both spaces would not be able to be moved there when the bus stop is moved up the street in a westerly direction.

"So before this plan is approved, I think the section regarding parking, whether it is the internal combustion engine, the electric car or bicycles built for two, depending on who you talk to these

days, should be clarified," he said. "I think it would be an easing of concerns to the business community and certainly the church. I met with the developer and representatives of the church a few days ago and I think some clarity on this would be very helpful."

Resident and Roslindale Coalition representative Laurie Radwin said Franklin-Hodge could discuss the project in his other role for the city as the Chief of Streets.

"This is really a question for Chief of Streets Franklin-Hodge," she said. "The Coalition's membership includes about half small business owners in the Roslindale Square district. I like to think that we have as many business owners or more than Roslindale Village Main Streets (RVMS) has on its board, and when the parking plan rolled out and then was revised, people took that as the Bible. So I have two requests."

Radwin asked first that the plan be modified and the second was that the Coalition

be included in the discussion around parking for this project later on. Franklin-Hodge said they would include them in the future, but said the changing of the overall parking plan might be difficult.

"The plan did go through an extensive public comment period, it incorporated the feedback of a lot of folks in the business community and others with interest in the area," he said. "But I think the most germane question here is whether the recommendations for this stretch of Belgrade in front of this new development in that parking plan should be implemented as originally envisioned or whether the introduction of this new building, which I don't believe was factored into the analysis of curbside needs, dictates that there may need to be some changes to the original plan."

The PIC unanimously approved the proposal at 59-63 Belgrade. To take a look at the development plan and materials, go to <http://tinyurl.com/bdzu5tv8>




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A 2017 NISSAN MAXIMA, BLACK
Plate: 9XZ565 MA — VIN: 1N4AA6AP7HC438725
Was Towed On: 09/09/2022 From Fairlawn Estates

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Proof of ownership required

A 1986 FORD BRONCO, BLUE
PLATE UNKNOWN — VIN: 1C4RJHAG8N8633563
Was Towed On: 09/09/2022 From Fairlawn Estates

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A 2006 TOYOTA FORERUNNER, GRAY
VIN: JTEBU14R56008978 — Plate: 9489VK MA
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DEATHS

FERGUSON



John Joseph, age 86, of West Roxbury, December 28, 2023. Beloved husband of 57 years to Jean (Hachey) Ferguson. Loving father of Michael Ferguson, Joanne and Kevin Comfort, Marybeth and Paul Kelly, and Jennifer and Brian Donahue. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery. For full notice, visit gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

HASTINGS



Edward "Eddie" Vincent, age 61, of Canton, formerly of West Roxbury, passed away suddenly in his home, on December 26, 2023. He is survived by his wife, Ann Marie (Sweeney) Hastings of Canton; and his children, Kerianne and her husband, Riley Beath of Norwood, Patrick Hastings of Virginia, Erin and her husband, Peter Sweeney of Charlestown. Interment in St. Joseph Cemetery, West Roxbury. For full obituary please visit www.lawlerfuneralhome.com

Prayer to the Blessed Virgin
(Never known to fail!)

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.
 —V.C.

DEATHS

Lawler & Crosby Funeral Home
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MALITA



Vasil of Roslindale, formerly of Tirana, Albania, passed away at home on December 30, 2023, surrounded by his loving family, in his 103rd year. Beloved husband of Agllaia (Sevi) Malita for 75 years. Devoted father of Kostaq Malita and his wife Aleksandra of Roslindale, Donika Margariti and her husband Kristaq of Roslindale, Liliana Traboini and her husband Kolec of Roslindale, and Aleksander Malita and his wife Enkeleda of Dedham. Loving "Gjushi" of Indrit Vasil, Hektor Spiro, Lida, Valdi, Denisa, Donald, Agllaia, and Julia. Also survived by 10 great-grandchildren. Brother of the late Sofia Cako. Vasil Malita spent his early years in Libohove, Gjrokaster as a successful tailor. He served his country proudly as an artillery officer in WWII against Italian and German forces. After the war, he married his beloved Agllaia, had four children and moved his family to the capital city of Tirana. He achieved the rank of Major in the Army and retired in the early 70's. In 1993 he immigrated with his family first to Greece, then to the U.S where they settled in Boston. Over the years, he was fortunate enough to revisit his hometown of Libohove (where they made him an honorary citizen). He never lost his close connection with the people of his village in Gjrokaster. In his later years, he supported and helped fundraise for the Libohove newspaper which continues to print to this day. He was a strong, knowledgeable and charismatic man. He helped raise many grandchildren and great grandchildren, instilling

his love for reading and writing in all of them. A life of over a century long, leaving the fondest memories to those who were fortunate enough to know him. May he rest peacefully and his legacy live on forever in our hearts. A visitation was held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

MARSH

Richard W. of South Weymouth, formerly of West Roxbury, passed away on December 26, 2023. Beloved son of the late William and Marie (Hener) Marsh. Loving husband of James B. Shea of South Weymouth. Devoted friend of Carol Bailey of Hyde Park. Brother of the late Frances Marie Hickey, Helene Isabel Marsh, and William Francis Marsh Jr. Also survived by several nieces and nephews. Dick was a 56 year proud owner of The Doggarie, Roslindale. He also bread and showed Tibetan Terriers and Standard Poodles. Dick instructed and created stain glass items through Whittemore-Durgin, Rockland. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment Gardens Cemetery, West Roxbury. Expressions of sympathy may be made in Richard's memory to St. Jude Children's Research Hospital, 501 St. Jude Pl., Memphis, TN 38105-1905.

YATES

James J., retired Boston Police Officer. Mr. James J. Yates, 97, of West Roxbury, MA, died Wednesday, December 20, 2023 at the German Centre in West Roxbury, MA. He was the beloved husband of the late Maureen (Fitzpatrick) Yates, who died in 2009; the devoted father of James M. Yates, William A. Yates and Paul A. Yates; and devoted brother of John Yates. James was a U.S. Coast Guard veteran of WWII and a longtime member of the Boston Police Department. Visit www.edwardsmemorialfuneralhome.com for complete obituary & condolence book. Edwards Memorial Funeral Home Milford Massachusetts.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.
 —V.C.

Novena to St. Clare

Ask St. Clare for three favors, 1 business, 2 impossible. Say nine Hail Marys for nine days, with lighted candle. Pray whether you believe or not. Publish on the ninth day. Powerful novena. Say "May the Sacred Heart of Jesus be praised, adored, glorified, now and forever, throughout the whole world. Amen." *Your request will be granted, no matter how impossible it may seem.*
 —V.C.



An architect's elevation of proposed BSP gym building on the east grandstand.

COURTESY PHOTO

White Stadium *continued from page 1*

to the PNF, “is to add energy and new ideas so that the stadium and its site can be better appreciated and reinvigorated.”

The west grandstand is described as a 44,000-square-foot, 45-foot-tall, “clam shell wall” built of poured-in-place concrete “in disrepair and in need of revitalization.”

The existing 5,000 bleacher seats will be replaced with 5,000 bucket seats protected by a roof canopy designed as a series of leaves “that emerge from a pronged column structure 50-to-70 feet high behind and above the seating bowl.”

“[The canopy] confirms the spirit of nature, an ecological statement.”

The wall will be cleaned and repaired including the bas relief of athletes. There will be three elevators in the new grandstand. The architect is STANTEC, with Tamara Roy as principle designer.

The Grove is a 14,000-square-foot space outside the west wall. It is described as having “food and beverage stations, restrooms, multi-purpose greenspace and paving for food and beverage trucks and temporary tents for security and merchandising.”

Within The Grove will be The Terrace with “restaurant, beer garden and outdoor dining for pre- and post-game” celebrations. The Grove will “host a wide variety of sporting private and public events.”

Landscaped also by STANTEC, the Terrace will have an “upper pedestrian subsumed under a land fill that conceals it from the Overlook.” The PNF calls The Grove “an exciting and unexpected space sensitively hidden with a secure ticket entrance.”

The Grove will be operated by a separate corporation and leased 365 days a

year by Grove Operating Company LLC. Site improvements are defined as ‘lawn areas, forested areas, vehicular drives, pedestrian pathways [that] will blend seamlessly with the Park and coordinated with the Boston Parks Dept.’

The PNF adds “the project will provide tremendous public benefits.” Chief among them as reported by The Bulletin in December is a \$500,000 fund to be distributed to community organizations as advised by a resident advisory committee.

Also, “the project intends to operate and maintain the field for the Boston Public School Department.”

“The annual maintenance budget is anticipated to be \$400,000.”

This, according to the PNF, will free the BPS from that expense and still use the site for school programs.

But as reported in The Globe on Dec. 13 and The Bay State Banner on Dec. 21, school department football will not be allowed during the BUSP soccer schedule from March 16 to Nov. 16.

“A time frame,” according to The Banner, “that includes the bulk of high school football teams’ regular season during which football would not be allowed on the field.”

The reason seems to be that cleats on the players’ shoes would damage the turf. Don Irish, chief of city operations, has been on three BUSP virtual public meetings and told The Banner: “professional soccer teams will take precedent over any other events in and around the stadium.”

This also would presumably prevent events long held at the stadium, such as the Caribbean Kiddies Carnival in August.

Also not made very clear in the PNF is that BUSP will develop only half of the stadium; the east half closest to

Egleston Square and Walnut Avenue entrance to Franklin Park will be the responsibility of the Public Facilities Department (PFD).

Not explained at any of the four White Stadium public meetings since July - three of which were moderated by the city’s office of community engagement – are the PFD plans.

Those plans include replacing the east grandstand bleachers and adding three new buildings into the east wall: a two-story, 70-foot long gym, a two-story, 60-foot-long grandstand terrace and box seats and one-story locker building.

Evan Brinkman of PFD was on the first public meeting call July 13 but nothing has been explained except that the city has \$10.5 million in the budget for design. The PNF refers to this half of the stadium. “Public Facilities Department, within its jurisdiction and scope, will provide the soccer playing field and athletic track and reconstructing the east grandstand and related facilities. A design team is already engaged.”

This work “will proceed simultaneously with the west grandstand and totally completed at the start of the soccer play in 2026.”

The project construction is expected to begin during the second quarter of 2024 with a 22-month construction period. Completion is expected during the first quarter of 2026.

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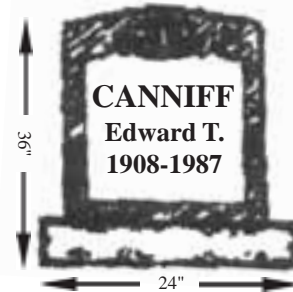


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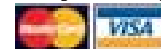
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**Commonwealth of Massachusetts
The Trial Court Probate and Family Court**

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU23P2786EA**

Estate of: **Suffolk Division**
Herbert Joseph Langlois, Jr.
Date of Death: January 14, 2021

To all persons interested in the above-captioned estate and, by Petition of **Petitioner Theresa M. Langlois of West Roxbury, MA**

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 01/04/2024

**Commonwealth of Massachusetts
The Trial Court – Probate and Family Court**

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU23P2818EA**

Estate of: Mildred Mary Dateo **Suffolk Division**
Also known as: Mildred Mary Margaret Dateo, Mildred M. Dateo
Date of Death: August 29, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner Denise M. Mason of Newtown, CT**
a Will has been admitted to informal probate.
Denise M. Mason of Newtown, CT has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 01/04/2024

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department**

Suffolk Division
Docket No. SU23P2802PM

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L. c. 190B, §5-304 §5-405

In the matter of:
Goldburn Goodridge
Of: Roslindale, MA

RESPONDENT
(Person to be Protected/Minor)

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

To The named Respondent and all other interested persons, a petition has been filed by **Brigham and Women’s Faulkner Hospital of Boston, MA**

In the above captioned matter alleging that **Goldburn Goodridge** is in need of a Conservator or other protective order and requesting that: **Karen Kearns of Somerville, MA** (or some other suitable person) be appointed as Conservator to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is disabled, that the protective order or appointment of Conservator is necessary, and that the proposed Conservator is appropriate. The petition is on file with this court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **01/23/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: December 26, 2023
Vincent Procopio, Register of Probate

Boston Bulletin: 01/04/2024

**Commonwealth of Massachusetts
The Trial Court**

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, Section 5-304

Docket No. SU23P2792GD

In the matter of: Aaron Mrowka
Of: Jamaica Plain, MA

RESPONDENT
Alleged Incapacitated Person

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

To the named Respondent and all other interested persons, a petition has been filed by **Mass. Dept. Of Mental Health of Westborough, MA** in the above captioned matter alleging that **Aaron Mrowkais** in need of a Guardian and requesting that **Rita Mrowka of Dracut, MA** (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of **1/23/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn, First Justice of this Court.
Date: December 20, 2023
Stephanie Everett, Register of Probate

Boston Bulletin: 01/04/2024

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department**

Docket No. SU23P2566GD

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

In the matter of:
Henry Ossa Thompson
Of: Allston, MA

RESPONDENT
Alleged Incapacitated Person

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

To the named Respondent and all other interested persons, a petition has been filed by **Mary Amedomey of Allston, MA** in the above captioned matter alleging that **Henry Ossa Thompson** is in need of a Guardian and requesting that **Mary Amedomey of Allston, MA** (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **01/11/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: November 22, 2023
Stephanie Everett, Register of Probate

Boston Bulletin: 01/04/2024

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU23P2592EA

Estate of: Daniel M. Benmosche
Date of Death: 09/23/2023

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

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by: **Joshua Johnson-Benmosche of Somerville, 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: **Joshua Johnson-Benmosche of Somerville, 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 01/30/2024. 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: December 19, 2023
Stephanie Everett, Register of Probate

West Roxbury/Roslindale Bulletin: 01/04/2024

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET NO. SU23P1955EA

Estate of: John J. Russell
Also known as: John Joseph Russell
Date of Death: 10/25/2018

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

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Joanne Collins Russell of West Roxbury, 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 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 02/06/2024. 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: December 26, 2023
Stephanie Everett, Register of Probate

West Roxbury/Roslindale Bulletin: 01/04/2024

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