described in said mortgage, to wit:

Sixty-Six and 52/100 (66.52) feet;

square feet more or less.

Street, Seventy-Six and 10/100 (76.10) feet;

recorded with Suffolk Deeds Book 1018, Page 38.

far as the same are now in force and applicable.

Confirmatory Deed recorded in BK 63386 at PG 50.

NOTICE OF JUDICIAL SALE OF REAL ESTATE

Based upon events of default occurring under a certain mortgage executed

by Borrower/Mortgagor 603 Dot Ave LLC, a Massachusetts limited liability

company, delivered to Lender/Mortgagee FTF Lending LLC, a Delaware

limited liability company, dated June 10, 2021, and recorded in BK 65654 at PG 284; DOC 65373 with the Suffolk County Registry of Deeds, and in

execution of the Consent Judgment Entry and Decree of Mortgage Foreclo-

sure entered on February 16, 2023 in FTF Lending LLC v. 603 Dot Ave LLC,

et al., U.S. District Court, District of Massachusetts, Boston Division, Case

1:22-cv-10677-JCB, Paul E. Saperstein Company, Inc. shall offer for sale

at Public Auction on December 21, 2023 at 11:00 a.m. local time at 603 Dorchester Avenue, South Boston, MA 02127, all and singular the premises

The land in Boston (South Boston District), Massachusetts, formerly known

as Washington Mall, Suffolk County, Massachusetts, being the Prem-

ises Numbered 1 Andrew Square, 4 and 6 Boston Street and 601 and 603

Beginning at a point on Dorchester Avenue at the Southeasterly comer of

Thence running Northwesterly by land now or late of Edward McKenchie

Thence turning and running Northeasterly on Boston (formerly Dorchester)

Thence turning and running in a curved line, Forty-Six and 94/100 (46.94) feet;

Thence turning and running Southwesterly on Dorchester Avenue, Seventy-

Six and 10/100 (76.10) feet to the point of beginning. Containing 4,074

Said Premises are shown on a Plan by L. Briggs dated September 20, 1870,

Said Premises are conveyed subject to zoning regulations and building re-

strictions under or by virtue of any law or ordinance or by any other lawful

action of municipal or public authority, in so far as the same are now in effect

and applicable and said premises are conveyed subject to the rights, if any, acquired by any utility company to maintain and operate main, lines, wires,

cables, poles or distributions boxes, in, under, over or upon said Premises:

subject also to easements and restrictions of record, if any thereby and in so

For Grantor's title, see Deed recorded in BK 58003 at PG 89, as well as that

Address(es): 603 Dorchester Avenue, South Boston, MA 02127 (Parcel ID

The description of the Property appearing in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagor's Title, see Deed recorded in BK 63386 at PG 54; DOC 58058.

The Property will be sold and conveyed subject to and with the benefit of all

rights, rights of way, restrictions, easements, covenants, liens or claims in the

nature of liens, improvements, public assessments, any and all unpaid taxes,

tax titles, tax liens, water and sewer liens and any other municipal assess-

ments or liens or existing encumbrances of record which are in force and are

applicable, having priority over said mortgage, whether or not reference to

such restrictions, easements, improvements, liens or encumbrances is made

TERMS OF SALE: The foreclosure sale shall occur at the Property. The

successful bidder shall tender a non-refundable earnest money deposit to-

wards the purchase price of \$20,000.00, by bank check or certified check, at the time and place of sale. Said deposit may be held at the option of the

Mortgagee as liquidated damages for any default by the successful bidder.

The balance shall be paid within 30 days from the date of sale. Deed shall

be provided to successful bidder for recording upon receipt of the full bal-

ance of the purchase price. The successful bidder shall be required to sign a

Memorandum of Sale at the time of sale containing the terms herein and any additional terms as set forth in the Memorandum of Sale or as announced at

In the event the successful bidder at the Public Auction fails to perform in the

time specified to purchase the Property, the Mortgagee reserves the right, at

its sole election, to sell the Property by foreclosure deed to the other qualified

bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount

of the required deposit within 3 business days after written notice of default

of the previous highest bidder and promptly executes a Memorandum of Sale

providing for performance within 30 days of execution. The Mortgagee also

reserves the right, at its sole election, to assume the bid of any defaulting or

declining bidder. The Mortgagee reserves the right to postpone the sale to a

later date by public proclamation at the time and date appointed for the sale

and to further postpone any adjourned sale date by public proclamation at the

For inquiries concerning the Public Auction, please contact Paul E. Saper-

FTF Lending, LLC, present holder of mortgage, by its Attorneys, Gingo

Palumbo Law Group, LLC, Michael J. Palumbo, Esq., 4700 Rockside Rd, Ste 440, Independence, OH 44131, (216) 503-9512, michael@gplawllc.com,

and Lippes Mathias LLP, Brendan H. Little, Esq., 50 Fountain Plz, Ste 1700,

time and date appointed for the adjourned sale date.

Buffalo, NY 14202, (716) 853-5100, blittle@lippes.com.

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Barbara Lockhart and Edward B. Lockhart to Mortgage Electronic Registration Systems, Inc., as mortgage, as nominee for GN Mortgage, LLC, its successors and assigns, dated April 17, 2003 and centerated at Middlessey County, Csuthern District Registrated.

Systems, Inc., as mortgagee, as nominee for GN Mortgage, LC, its successors and assigns, dated April 17, 2003 and registered at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1267238 and noted on Certificate of Title No. 143197 (the "Mortgage") of which mortgage U.S. Bank Trust National Association, Not Ints Individual Capacity But Solely As Owner Trustee For VR-MTG Asset Trust is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., as nominee for GN Mortgage, LLC, a Wisconsin Limited Liability Company, its successors and assigns to Wells Fargo Bank, NA dated September 16, 2011 and registered as Document No. 1576870 and noted on Certificate of Title No. 143197, and Assignment from Wells Fargo Bank, NA. to U.S. Bank Trust, NA, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust dated October 7, 2019 and registered as Document No. 1825657 and noted on Certificate of Title No. 143197, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 107 Andrew Street, Newton, MA 02461 will be sold at a Public Auction at 11.00 AM on January 15, 2024, at the mortgaged premises more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in Newton, in the County of Middlesex and said Commonwealth, bounded and described as follows:

Westerly by the easterly line of Andrew Street, eighty-four and 99/100 feet

Said parcel is shown as Lot 34 on said plan, (Plan No. 22547F) B636 P53

For mortgagor's title see deed registered at Middle-sex County (Southern District) Registry District of the Land Court as Document Number 520192 and Noted on Certifi-cate of Title Number 143197.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid, balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgage's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgage. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust Korde & Associates, P.C. 900 Chelmsford Street Suite 3102 Lowell, MA 01851 (978) 256-1500 Lockhart, Barbara and Edward B. Lockhart, 23-043114

WANTED TO LEASE
OFFICE SPACE IN AUBURN, MILLBURY, WEST BOYLSTON, OR WORCESTER

On behalf of the MASSACHUSETTS PAROLE BOARD, the Massachusetts Division of Capital Asset Management and Maintenance invites proposals to lease approximately 2,700 usable square feet of OFFICE space in the above-referenced search area for a term of TEN years.

Division of Capital Asset Management and Maintenance Office of Leasing and State Office Planning One Ashburton Place 15th Floor, Room 1500 Boston, Massachusetts 02108

Proposals must be submitted by the deadline of January 18, 2024, at 2:00 p.m. Proposals will be opened at that

The RFP can be downloaded from www.mass.gov/service-details/leasing-property-to-the-commonwealth Under Requests for Proposals (RFP) to Lease Space, click on "COM-MBUYS" and then click on "Find It". You may also email leasing dcamm@mass.gov or call 857-204-1355 to request a copy of the RFP referencing Project Number 202314400. For further information, email or call Paul J. Burke, paul. burke@mass.gov, 617-413-4822. This notice is also available at www.masspublicnotices.org.

Proposals must be submitted to:

Other terms to be announced at the sale.

stein Co. at www.pesco.com.

Dorchester Avenue, and bounded and described as follows:

NOTICE OF JUDICIAL SALE OF REAL ESTATE Based upon events of default occurring under a certain mortgage executed

by Borrower/Mortgagor TCP 595 E 7th LLC, a Massachusetts limited liabil-

LEGAL NOTICES

Sunrise Wind, LLC 437 Madison Avenue, Suite 1903 New York, New York 10022

New York, New York 10022

The United States Environmental Protection Agency Region 1 office (EPA) is proposing to issue a Clean Air Act (CAA) permit to Sunrise Wind, LLC (SRW or the applicant) for the construction and operation of an Outer Continental Shelf (OCS) source that includes an offshore wind farm and export cables. The wind farm has the potential to generate an estimated maximum production capacity of 1,034 megawatts (MW) of renewable energy. The proposed Wind development area (WDA) will be located in federal waters in OCS Lease Area 0487. At its nearest points, the WDA will be approximately 13 nautical miles (nm) south of Nomans Land Island, Massachusetts. The EPA is proposing to Issue the OCS air permit pursuant to section 328 of the CAA and the applicable rules and regulations promulgated under 40 C.F.R. part 55, including applicable regulations by the Massachusetts Department of Environmental Protection that were incorporated by reference into part 55. We are soliciting comments related to the air emission impacts and the substance of the proposed CAA permit for the wind farm.

Description of the Project:
SRW submitted a permit application for the proposed construction and operation of an 1034 MW of electricity wind farm in Renewable Energy Lease Area 0487. This wind farm is located in federal waters off the Massachusetts coast about 13 nautical miles (nm) south of Nomans Land Island, Massachusetts. The WDA facility will consist of up to 84 offshore wind turbine generators (WTGs) and their foundations, two Offshore Substations (OSSs), and inter-array cables. The draft WDA facility permit includes requirements for the prevention of significant deterioration (PSD) and nonattainment new source review (NNSR) permit programs.

Air Quality Impacts:
The air quality analysis showed that the impact from the WDA facility operation will not cause or contribute to a violation of applicable national ambient air quality standards (NAAQS) or prevention of significant deterioration (PSD) increments. The analysis also showed that construction phase emissions for the facility will not cause significant impacts for the PSD increments at any Class I area (national parks and wilderness areas). The NAAQS are health-based standards that the EPA sets to protect public health with an adequate margin of safety. The PSD increments are designed to ensure that air quality in an area that meets the NAAQS does not significantly deteriorate from baseline levels. In addition, the air quality impact analysis demonstrated that operation of the WDA facility will not adversely cause impairment to soils, vegetation, or visibility at Class I areas.

EPA Permit Action:
SRW submitted an OCS air permit application for the wind farm to the EPA on August 17, 2022. The EPA is proposing to issue the federal CAA permit based on the information in SRW's application and subsequent application updates and the applicable air permitting regulations. The draft permit number for this action is OCS-R1-06. Public Comment Process:
The EPA is now taking public comments for the proposed action until January 24, 2024. Any interested person may submit written comments on the proposed OCS air permit during the public comment period. The EPA will consider all submitted comments in its final decision-making process.

All data submitted by the applicant is available as part of the administrative record. Members of the public may review a copy of the draft permit prepared by the EPA, the fact sheet for the draft permit, the application, and all supporting materials, at the U.S. EPA Region 1 office, at 5 Post Office Square, Suite 100, Boston, MA 02109, All documents will be available for review Monday through Thursday from 8:00 am to 4:00 p.m. To obtain information, please contact Pujarini Maiti at 617-918-1625.

Electronic copies of the draft permit, fact sheet, and all supporting materials are also available for review on EPA's website at: https://www.epa.gov/caa-per mitting/caa-per-mitting-epas-new-england-region.

The public comment period on this proposed permit ac tion will begin upon publication of this notice and will end on January 24, 2024. EPA prefers that all comments be submitted via email to Pujarini Maiti at maiti, pujarini@epa gov, If email submittal of comments is not feasible, hard copy comments may be submitted to the address below.

Pujarini Maiti Air and Radiation Division (Mailcode: 5-MO) U.S. EPA Region 1 5 Post Office Square, Suite 100 Boston, MA 02109.

Comments may also be submitted electronically through https://www.regulations.gov (Docket ID #EPA-R01-OAR-2023-0525).

All significant comments received at or before the end of the public comment period will be considered in arriving at a final decision on the permit. The final permit is a public record that can be obtained upon reguest. A statement of reasons for changes made to the draft permit and responses to all significant comments received will be sent to all persons who submitted comments (and contact information) on the proposed permit, or who requested notice of the final permit decision.

If you believe any conditions in the draft permit are inappropriate, or that our initial decision to prepare a permit is inappropriate, you must raise all reasonably ascertainable issues and submit all reasonably ascertainable arguments supporting your position by the end of the public comment period. Any supporting materials that you submit must be included in full and may not be incorporated by reference, unless they are already part of the administrative docket for this permit proceeding or consist of State, Tibal, or Federal statutes and regulations, EPA documents of general availability, or other generally available referenced materials.

All comments received will be included in the public docket without change and will be available to the public, including any personal information provided, unless the comment includes Confidential Business Information (CBI) or other information whose disclosure is restricted by statute Information that is considered to be CBI or otherwise protected should be clearly identified as such and should not be submitted through email. If a commenter sends email directly to the EPA, the email address will be automatically captured and included as part of the public comment. Please note that an email or postal address must be provided with comments if the commenter wishes to receive direct notification of the EPAs final decision regarding the draft permit.

and the control of th whichever is sooner if no parties join the hearing by 7:00 p.m. EST, EPA will close the hearing. Depending on the number of attendees that wish to speak, the Presiding Officer may set reasonable limits on the time allowed for oral statements. We request, if possible, that you provide a written copy of any testimony you intend to present during the hearing. A written transcript of the public hearing will be made available afterwards. The public hearing will be conducted according to the rules and procedures of 40 C.F.R. § 124.12. More information regarding the public hearing and registration instructions are included on EPA's website at https://www.epa.gov/caa-per mitting/caa-public-comment-opportunities-region-1.

The EPA will proceed with final permit issuance consistent with the regulations at 40 C.F.R. part 55 and administrative procedural requirements at 40 C.F.R. part 124. Following the close of the public comment period, and after the public hearing, the EPA will issue a Final Permit decision and forward a copy of the final decision to the applicant and each person who has submitted written comments, provided comments at the hearing, or requested notice. Within 30 days following notice of the permit decision, any interested parties may submit a petition for review of the permit to the EPA's Environmental Appeals Board consistent with 40 C.F.R. § 124.19.

permitting-epas-new-englain T-Mobile USA is proposing to modify an existing wire-less telecommunications facility on an existing building located at 22 Boston Wharf Rd, Boston, Suffolk MA. The modifications will consist of the collocation of antennas at approximately 136 ft above ground level (measured to the centerline of the antennas) on the 128 ft tall (151 ft overall height) building. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending such comments to: Project 6123008522 - KRC EBI Consulting 21 B Street, Burlington, MA 01803, or at (470) 512-5385.



Create your ad today at boston.com/

The Boston Globe

BostonGlobe.com

boston.com & monster*

Park City Wind, LLC 125 High Street, 6th Floor Boston, MA 02110

For

The United States Environmental Protection Agency Region 1 office (EPA) is proposing to issue a Clean Air Act (CAA) permit to Park City Wind, LLC (PCW or the applicant) for the construction and operation of two Outer Continental Shelf (OCS) sources that include an offshore wind farm and export cables: New England Wind 1 Offshore Wind Farm (NEW1) and New England Wind 2 Offshore Wind Farm (NEW1)

NEW1 has the potential to generate an estimated maximum production capacity of 804 megawatts (MW) of renewable energy. The proposed wind development area (WDA) will be located in federal waters in the OCS Lease Area 0501. At its nearest points, the WDA will be approximately 15 nautical miles (nm) from the nearest Massachusetts shoreline. The EPA is proposing to issue the OCS air permit pursuant to section 328 of the CAA and the applicable rules and regulations promulgated under 40 C.F.R. part 55, including applicable regulations by the Massachusetts Department of Environmental Protection that were incorporated by reference into part 55. We are soliciting comments related to the air emission impacts and the substance of the proposed CAA permit for the wind farm.

NEW2 has the potential to generate an estimated maximum production capacity of 1,232 megawatts (MW) or enewable energy. The proposed wind development are (WDA) will be located in federal waters in the OCS Lease (WDA) will be located in federal waters in the OCS Lease Area 0534[061]. At its nearest points, the WDA will be approximately 16 nautical miles (nm) from the nearest Massachusetts shoreline. The EPA is proposing to issue the OCS air permit pursuant to section 328 of the CAA and the applicable rules and regulations promulgated under 40 C.F.R. part 55, including applicable regulations by the Massachusetts Department of Environmental Protection that were incorporated by reference into part 55. We are soliciting comments related to the air emission impacts and the substance of the proposed CAA permit for the wind farm.

Description of the Projects:

PCW submitted a permit application for the proposed construction and operation of NEW1's 804 MW of electricity wind farm in Renewable Energy Lease Area 0501. This wind farm is located in federal waters off the Massachusetts coast about 15 nautical miles (nm) from the nearest Massachusetts shoreline. The WDA facility will consist of up to 62 offshore wind turbine generators (WTGs) and their foundations, two Offshore Substations (OSSs), and interarray cables. The proposed WDA facility permit includes requirements for the prevention of significant deterioration (PSD) and nonattainment new source review (NNSR) permit programs.

tion (PSU) and increases.

PCW submitted the permit application for the proposed construction and operation of NEW2's 1,232 MW of electricity wind farm in Renewable Energy Lease Area 0534. This wind farm is located in federal waters off the Massarins wind farm is located in federal waters of the Massa-chusetts coast about 16 nautical miles (nm) from the near-est Massachusetts shoreline. The WDA facility will consist of up to 88 offshore wind turbine generators (WTGs) and their foundations, two Offshore Substations (OSSs), and in-ter-array cables. The proposed WDA facility permit includes requirements for the prevention of significant deterioration (PSD) and nonattainment new source review (NNSR) permit programs

Air Quality Impacts:
The air quality analysis showed that the impacts from the two WDA facility operations will not cause or contribute to a violation of applicable national ambient air quality standards (NAAQS) or prevention of significant deterioration (PSD) increments. The analysis also showed that construction phase emissions for the two WDA facilities will not cause significant impacts for the PSD increments any Class I area (national parks and wilderness areas). The NAAQS are health-based standards that the EPA sets to protect public health with an adequate margin of safety. The PSD increments are designed to ensure that air quality in an area that meets the NAAQS does not significantly deteriorate from baseline levels. In addition, the air quality impact analysis demonstrated that operation of the two WDA facilities will not adversely cause impairment to soils, vegetation, or visibility at Class I areas.

EPA Permit Action:
PCW submitted OCS air permit applications for the wind farms to the EPA on October 7, 2022. The EPA is proposing to issue the federal CAA permits based on the information in PCW's application and subsequent application updates and the applicable air permitting regulations. The proposed permit number for the NEW 1 action is OCS-R1-07. The proposed permit number for the NEW 2 action is OCS-R1-08.

Public Comment Process:
The EPA is now taking public comments for the proposed action until January 25th, 2024, Any interested person may submit written comments on the proposed OCS air permit during the public comment period. The EPA will consider all submitted significant comments in its final decision-making process.

All data submitted by the applicant is available as part of the administrative record. Members of the public may review a copy of the draft permits prepared by the EPA, the fact sheets for the draft permits, the applications, and all supporting materials, at the U.S. EPA Region 1 office, at 5 Post Office Square, Suite 100, Boston, MA 02109. All documents will be available for review Monday through Thursday from 8:00 am to 4:00 p.m. To obtain information, please contact Morgan M. McGrath at 617-918-1541.

Electronic copies of the draft permits, fact sheets, and all supporting materials are also available for review on EPA's website at: https://www.epa.gov/caa-permitting/caa-permitting-epas-new-england-region.

The public comment period for the proposed permit actions will begin upon publication of this notice and will end nanuary 25th, 2024. EPA prefers that all comments be submitted via email to Morgan M. McGrath at mcgrath. morgan@epa.gov. If email submittal of comments is not feasible, hard copy comments may be submitted to the

Morgan M. McGrath Air and Radiation Division (Mailcode: 5-MO) U.S. EPA Region 1 5 Post Office Square, Suite 100 Boston, MA 02109.

Comments may also be submitted electronically through https://www.regulations.gov (NEW1 Docket ID #EPA-R01-OAR-2023-0526; NEW2 Docket ID #EPA-R01-OAR-2023-0527).

All significant comments received at or before the end of All significant comments received at or before the end of the public comment period will be considered in arriving at a final decision on the permits. The final permits are public records that can be obtained upon request. A statement of reasons for any changes made to the draft permits and responses to all significant comments received will be sent to all persons who submitted comments (and contact information) on the draft permits, or who requested notice of the final permit decisions.

If you believe any conditions in the draft permits are inappropriate, or that our initial decision to prepare either of the permits is inappropriate, you must raise all reasonably ascertainable issues and submit all reasonably ascertainable issues and submit all reasonably ascertainable arguments supporting your position by the end of the public comment period. Any supporting materials that you submit must be included in full and may not be incorporated by reference, unless they are already part of the administrative docket for the permit proceeding or consist of State, Tribal, or Federal statutes and regulations, EPA documents of general availability, or other generally available referenced materials.

All comments received will be included in the public docket without change and will be available to the public, including any personal information provided, unless the comment includes Confidential Business Information (CBI) or other information whose disclosure is restricted by statute. Information that is considered to be CBI or otherwise protected should be clearly identified as such and should not be submitted through email. If a commenter sends email directly to the EPA, the email address will be automatically captured and included as part of the public comment. Please note that an email or postal address must be provided with comments if the commenter wishes to receive direct notification of the EPA's final decision regarding the draft permits.

garding the draft permits.

In addition, the EPA will hold a public hearing for the OCS air permit at 6:00 p.m. EST on January 25th, 2024. The hearing will be held virtually via Zoom gov (https://usepa.zoomgov.com/meeting/register/vilscedurzkdHpOrMkvOl-JANKP-MBC.WaAaA). The hearing will be conducted in the English language. If you need a reasonable accommodation or have translation/interpretation needs, please contact vivian Mai mai.viviam@epa.gov or (617) 918-1081 by no later than January 9th, 2024. The hearing will end when all attendees wishing to speak have spoken, or at 8:00 p.m., whichever is sooner. If no parties join the hearing by 7:00 p.m. EST, EPA will close the hearing. Depending on the number of attendees that wish to speak, the Presiding Officer may set reasonable limits on the time allowed for oral statements. We request, if possible, that you provide a written copy of any testimony you intend to present during the hearing. A written transcript of the public hearing will be made available afterwards. The public hearing will be conducted according to the rules and procedures of 40 C.F.R. § 124.12. More information regarding the public hearing and registration instructions are included on EPA's website at https://www.epa.gov/caa-permitting/caa-public-comment-opportunities-region-1.

The EPA will proceed with issuance of the final permits consistent with the regulations at 40 C.F.R. part 55 and administrative procedural requirements at 40 C.F.R. part 124. Following the close of the public comment period, and after the public hearing, the EPA will issue a Final Permit decision and forward a copy of the final decision to the applicant and each person who has submitted written comments, provided comments at the hearing, or requested notice. Within 30 days following notice of the permit decisions, any interested parties may submit a petition for review of either of the permits to the EPA's Environmental Appeals Board consistent with 40 C.F.R. § 124.19.

In accordance with 40 C.F.R. § 124.15, the final permits become effective 30 days after permit issuance, unless: (1) a later effective date is specified in the permits; or (2) either of the permit decisions are appealed to the EPA's Environmental Appeals Board pursuant to 40 C.F.R. § 124.19; or (3) no comments resulted in a change to the draft permits or a denial of the permits, in which case the EPA may make the final permits effective immediately upon issuance.

The EPA will add the OCS air permits to the EPA Region 1 website at https://www.epa.gov/caa-permitting/caa-permitting-epas-new-england-region. Anyone may request a copy of the final OCS air permit at any time by contacting Morgan M. McGrath at mcGrath.morgan@epa.gov or (617) 918-1541.

If you would like to be added to our mailing list to be informed of future actions on this or other CAA permits is sued by EPA Region 1, please send your name and address to Air Permits Team, Air and Radiation Division (Mailcodes-MO), U.S. EPA Region 1, 5 Post Office Square, Suite 100, Boston, MA 02109, or sign up to receive notifications on our website at: https://www.epa.gov/caa-permitting/caa-permitting-epas-new-england-region.

or repurpose exploit way any ₽. ō works, derivative create not

Description

may

You

page indicated.

and

date

the

Boston Globe

content.

any

Section/Page/Zone: Advertiser:

Client Name

Us Epa Region

Sports/006/NZ

900 2.2200 x 18.1

Insertio

Boston Glob

Date

Publication

Size:

In accordance with 40 C.F.R. § 124.15, the final permit becomes effective 30 days after permit issuance, unless: (1) a later effective date is specified in the permit; or (2) the permit decision is appealed to the EPA's Environmental Appeals Board pursuant to 40 C.F.R. § 124.19; or (3) no comments resulted in a change to the draft permit or a denial of the permit, in which case the EPA may make the final permit effective immediately upon issuance.

The EPA will add the OCS air permit to the EPA Region 1 website at https://www.epa.gov/caa-permitting/caa-permitting-epas-new-england-region. Anyone may request a copy of the final OCS air permit at any time by contacting Pujarini Maiti at maiti.pujarini@epa.gov or (617) 918-1625.

If you would like to be added to our mailing list to be informed of future actions on this or other CAA permits issued by EPA Region 1, please send your name and address to Air Permits Team, Air and Radiation Division (Mailcodes-MO), U.S. EPA Region 1, 5 Post Office Square, Suite 100, Boston, MA 02109, or sign up to receive notifications on our website at: https://www.epa.gov/caa-permitting/caa-permitting-epas-new-england-region.



Now place your want ads whenever you want ads.

monster

Boston's Best Jobs

The Careers Section of the Boston Sunday Globe

Portland, ME 04101-4079 Attn: Jessica Mahon jlmahon@duanemorris.com

The **Boston** with the buildings and other improvements thereon situated in that part of Boston, formerly Roxbury, Suffolk County, Massachusetts, and being lot #34 on plan made by William F. Hannan date August 10, 1898, recorded with Suffolk Deeds, and bounded and described as follows: **Sunday** Globe. Northeasterly by Cunard Street, twenty-one and 10/100 (21.10 feet); Southeasterly by lot 32 on said plan on line through middle of brick partition wall extended fifty-three (53) feet;

great jobs with top local employers.

encumbrances is made in the deed.
Terms of sale: A deposit of five thousand dollars (\$5,000.00) by certified or bank check made payable to TD Bank, Na. 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 payable to TD Bank, NA. c/o Duane Morris LLP, 2 Monument Square, Suite 505, Portland, ME 04101-4097, within thirty (30) days from the date of sale. Deed from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this notice, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. /s/ TD Bank, N.A. Present holder of said mortgage.

Present holder of said mortgage By its Attorneys, Duane Morris LLP 2 Monument Square, Suite

ity company, delivered to Lender/Mortgagee FTF Lending LLC, a Delaware limited liability company, dated August 31, 2020, and recorded in BK 63676 at PG 226; DOC 73567 with the Suffolk County Registry of Deeds, and in execution of the Consent Judgment Entry and Decree of Mortgage Foreclosure entered on February 27, 2023 in FTF Lending LLC v. TCP 595 E 7th I.I.C. et al. U.S. District Court. District of Massachusetts. Boston Division. Case 1:22-cv-10665-DLC, Paul E. Saperstein Company, Inc. shall offer for sale at Public Auction on December 21, 2023 at 10:00 a.m. local time at 595 East 7th Street, South Boston, MA 02127, all and singular the premises

A certain lot or parcel of land with the buildings thereon situated in that part of Boston called South Boston and bounded and described as follows:

Commencing at a point on the Southerly side of Seventh Street, One Hundred Eight-Five feet Easterly from the corner of Seventh and K Streets; Thence running Easterly, Fifty-Five (55) feet;

Thence turning and running Westerly on the land formerly of the heirs of Hall J. Hoe, Fifty-Five (55) Feet: Thence turning and running Northerly One Hundred Twenty-Five (125) feet to the point of beginning.

Thence turning and running Southerly, One Hundred Twenty-Five (125) feet;

For Grantor's title, see Deed recorded herewith

Address(es): 595 East 7th Street, South Boston, MA 02127 (Parcel ID The description of the Property appearing in the mortgage to be foreclosed

shall control in the event of a typographical error in this publication. For Mortgagor's Title, see Deed recorded in BK 63676 at PG 223: DOC

The Property will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made

TERMS OF SALE: The foreclosure sale shall occur at the Property. The successful bidder shall tender a non-refundable earnest money deposit towards the purchase price of \$20,000.00, by bank check or certified check, at the time and place of sale. Said deposit may be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The balance shall be paid within 30 days from the date of sale. Deed shall be provided to successful bidder for recording upon receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Sale at the time of sale containing the terms herein and any additional terms as set forth in the Memorandum of Sale or as announced at

In the event the successful bidder at the Public Auction fails to perform in the time specified to purchase the Property, the Mortgagee reserves the right, at its sole election, to sell the Property by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within 3 business days after written notice of default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within 30 days of execution. The Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at the sale.

For inquiries concerning the Public Auction, please contact Paul E. Saper-

FTF Lending, LLC, present holder of mortgage, by its Attorneys, Gingo Palumbo Law Group, LLC, Michael J. Palumbo, Esq., 4700 Rockside Rd, Ste 440, Independence, OH 44131, (216) 503-9512, michael@gplawllc.com, and Lippes Mathias LLP, Brendan H. Little, Esq., 50 Fountain Plz, Ste 1700, Buffalo, NY 14202, (716) 853-5100, blittle@lippes.com.

Boston's

best jobs

are in

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Stefanie Zouzoua to TD Banknorth, N.A., dated September 6, 2006, recorded or filed at Suffolk County Registry of Deeds in Book 40437, Page 151, of Which mortgage the undersigned is the present holder, TD mortgage the undersigned is the present holder. TD Banknorth, N.A. having changed its name to TD Bank, N.A. on May 31, 2008, for preach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 a.m.(ET) on the 9th day of January, 2024, on the mortgaged premises located at 34 Cunard Street, Boston, at 34 Conduction at 11:00 a.m.(ET) on the 9th day of January, 2024, on the mortgaged premises located at 34 Cunard Street, Boston, at 34 Conduction and Singular the premises described in said mortgage. TO WIT: The following described property is situated in the Roxbury, County of Suffolk and Commonwealth of Massachusetts:

Southwesterly by land now or late of Richmond, twenty and 74/100 (20.74) feet;

Northwesterly by 10 36 on said plan on line through middle of brick partition wall, fifty three (53) feet.

Being the same property conveyed to Stefanie Zouzoua by deed from Shawmut Bank, N.A., successor by merger to West Newton Savings Bank recorded 06/29/1995 in Deed Book 19847 Page 171, in the Registry of Deeds Plan for Suffolk County, MA.

when it is not reference is such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of Ten Thousand Dollars (510,000.00) 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 Hadlock Law Offices P.C. within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In full of the purchase price, in the event of an error in this publication, the description of the premises contained in said mortgage shall control.

By Its Attorneys Hadlock Law Offices P.C.

one hundred five and 44/100 (105.44) feet.
Containing according to said plan, 5,287 square feet of land, be said measurements and contents more of less. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements liens or encumbrances is made in

or the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale. Latitude Capital, LLC, Trustee Latitude Capital Lending Trust

REAL ESTATE
By virtue and in execution of
the Power of Sale contained
in a certain mortgage given
by LSA Global Logistics LLC,
a Massachusetts limited
liability company to Latitude a' Massachusetts limited liability company to Latitude Capital, LLC, a Delaware limited liability company, dated February 3, 2023 and recorded with the Suffolk County Registry of Deeds in Book 68677, Page 194, as affected by an Assignment of Commercial Mortgage from Latitude Capital, LLC, Trustee of the Latitude Capital LLC to the Latitude Capital LLC, Trustee of Safe New York Capital C

MORTGAGEE'S SALE OF REAL ESTATE

described in Section 170 wit;
A certain parcel of land situated in the Dorchester District of the City of Boston, Suffolk County, District of the City of County, Commonwealth Massachusetts, being shown as Lot 64 on a plan made of H.T. Whitman, C.E., dated December 1958, recorded with the Suffolk County Registry of Deeds, Book 2398, Page 385, and being described as follows: NORTHERLY by Wilmington Avenue as shown on said plan, 50 (fifty feet; EASTERLY by Lot 63 as shown on said plan, one hundred six and 11/100 (106.11) feet; SOUTHERLY by Londow or late of A., M. and J. Murray Howe, Trustees, fifty (50) feet; and WESTERLY by Lot 65 as shown on said plan, one hundred five and 44/100 (105.44) feet. Containing according to said plan, one hundred five and 44/100 (105.44) feet.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

ent holder of said

Check out the Careers section of The Boston Sunday Globe and choose from thousands of

The Boston Blobe