

**EXHIBIT 2**

**UNITED STATES DISTRICT COURT  
DISTRICT OF MASSACHUSETTS**

_____	)	
SCOTT SMITH, <i>et al.</i> ,	)	
	)	
Plaintiffs,	)	
	)	
v.	)	Case No. 1:21-cv-10654
	)	
CHELMSFORD GROUP, LLC, <i>et al.</i> ,	)	
	)	
Defendants.	)	
_____	)	

**DECLARATION OF BRYN BRIDLEY REGARDING NOTICE DISSEMINATION  
AND SETTLEMENT ADMINISTRATION**

I, Bryn Bridley, hereby declare as follows:

1. I am the Director of Project Management at Atticus Administration, LLC (“Atticus”), a firm providing class action and claims administration services. I have extensive experience with class action notice and claims administration. I am fully familiar with the facts contained herein based upon my personal knowledge and involvement with the above-captioned action.

2. Atticus is Settlement Administrator for the above-captioned action and is responsible for carrying out the terms of the “*Class Action Settlement Agreement and Release*” (“Settlement Agreement”) as approved by the Court in its Preliminary Approval Order dated September 23, 2022.

3. I submit this declaration to notify the Parties and the Court that Atticus has executed the Notice Plan described in the Settlement Agreement and to provide an update on the settlement activities completed thus far. This declaration describes: (i) the methods used to disseminate the notice of Settlement (“Class Notice”) to members of the Settlement Class, (ii) the settlement

website and toll-free information line, (iii) the receipt and processing of exclusion requests and objections, and (iv) administration costs.

## **I. NOTICE DISSEMINATION**

### **The Class List**

4. On October 7, 2022, Atticus received a data file from Defense Counsel that contained the name, address, telephone number(s), email address, social security number, date of birth, primary or secondary residential status, and the site address and number of 558 individuals who lived in or paid rent to the Chelmsford Commons Manufactured Housing Community in Chelmsford, Massachusetts at the time of the Settlement (the “Class List” or “Class Members”).

5. Atticus reviewed the data and identified five (5) instances of duplicate information. Defense Counsel confirmed the records to be duplicate entries, and they were removed from the file. The final Class List was comprised of 553 Class Members. The Class List was processed through the National Change of Address database maintained by the United States Postal Service (“USPS”). This process provides address updates for individuals who have filed change of address cards with the USPS during the past four (4) years. This process identified no Class Members who were residing outside of Massachusetts.

### **Mailed Notice**

6. On October 24, 2022, 555 Class Notices were sent by U.S. first class mail to 553 Class Members. Two (2) Class Members received notices at two (2) addresses each, per Defense Counsel’s request. A true and correct copy of the Class Notice is attached hereto as **Exhibit A**.

7. Of the 555 total notices mailed, five (5) were returned to Atticus as undeliverable and without forwarding address information. The five (5) undeliverable records were sent to a professional service for address tracing and address updates were obtained for four (4) of the records. Class Notices were promptly remailed to the four (4) alternate addresses. One (1) of the

four (4) remailed notices was returned to Atticus a second time. Thus, 99.6% of the Settlement Class was successfully sent Class Notice and there were ultimately two (2) Class Members who could not be reached by mail.

### **Emailed Notice**

8. On October 24, 2022, the mailed Class Notice (*see* Ex. A) was also sent by e-mail to 186 email addresses, corresponding to the 193 Class Members for whom email addresses were included in the Class List. The e-mailed notices were sent from the address [ChelmsfordClassAction@AtticusAdmin.com](mailto:ChelmsfordClassAction@AtticusAdmin.com) and the subject line read “*Chelmsford Commons Rent Litigation Notice*”. Of the 186 email addresses to which notices were sent, 174 were delivered and 12 of them “bounced” and could not be delivered. 123 of the emails were opened and resulted in 12 click-throughs to the settlement website. 51 emails were not opened and zero (0) class members opted-out of receiving any further communications from the Chelmsford email address.

### **Publication Notice**

9. Atticus caused the Court-approved “Publication Notice” to appear as a Legal Notice in the Classifieds section of the *Lowell Sun*, for two (2) consecutive weeks. The Publication Notice was included in the October 13 and 20, 2022 editions of the newspaper. True and correct e-sheets from the respective publication dates are attached hereto as **Exhibit B**.

## **II. SETTLEMENT WEBSITE AND TOLL-FREE INFORMATION LINE**

10. Atticus purchased the URL [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com) as the settlement website for this action. Atticus established the site content with approval from all Parties. The URL was printed in the Class Notice and Publication Notice and was also a clickable link in the notice that was emailed. The website is also provided in the introductory message on the toll-free information line further described below. The website was made available to the public on October 12, 2022, in advance of the initial Publication Notice run date. The website includes

answers to frequently asked questions, access to viewable, printable, and downloadable copies of the Class Notice, Complaint, Settlement Agreement, Preliminary Approval Order, and several other settlement documents filed with the Court, a summary of the key dates and deadlines in the settlement, and contact information for Atticus. The website has remained accessible since its inception and has received 292 total visits.

11. Atticus secured the toll-free telephone number at 1-800-210-1732 as the settlement line for this matter. The telephone number was activated on October 12, 2022, in advance of the initial Publication Notice run date and has remained operational since that time. The settlement line is answered by Atticus' live customer support specialists during business hours (8:00 a.m. to 4:00 p.m. CST) Monday through Friday. Class Members who call the toll-free line after hours or when a customer support specialist is unavailable during covered hours are provided the option to leave a voicemail message and promptly receive a return call from the support team. The settlement line has received two calls thus far.

**III. REQUESTS FOR EXCLUSION AND OBJECTIONS**

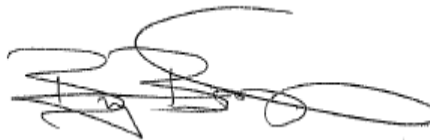
12. Class Members who did not wish to be bound by the terms of or participate in the Settlement had until December 22, 2022, to postmark a request for exclusion. Atticus received one (1) valid and timely exclusion request as cited in the *Declaration of Bryn Bridley Regarding Opt-Out List* dated January 12, 2023.

13. Atticus did not receive any Settlement objections.

**IV. ADMINISTRATION COSTS**

14. Atticus anticipates the Administration Costs for this matter to be \$17,231.00

**I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct and executed on January 18, 2023 in Mendota Heights, Minnesota.**

A handwritten signature in black ink, appearing to read 'Bryn Bridley', with a large, stylized flourish at the end.

---

Bryn Bridley

**EXHIBIT A**

CHELMSFORD SETTLEMENT  
C/O ATTICUS ADMINISTRATION  
PO BOX 64053  
SAINT PAUL MN 55164



«barcode»-«Seq\_ID»  
«first\_name» «last\_name»  
«address1»  
«city» «state» «zip»

# **Have you lived in or paid rent to the Chelmsford Commons Manufactured Housing Community in Chelmsford, Massachusetts at any time since September 13, 2022?**

**If yes, a legal Settlement has been proposed in a class action lawsuit  
that, if approved by the Court, will affect your rights.  
So please read this Notice carefully.**

*A court authorized this Notice. This is not a solicitation from a lawyer.*

A Settlement has been proposed in the class action lawsuit *Smith v. Chelmsford Group, LLC*, No. 1:21-CV-10654, that is presently before the U.S. District Court for the District of Massachusetts (“Class Action”). In the Class Action, the Plaintiff has claimed that home-site rents charged by the owner or manager of the Chelmsford Commons Manufactured Housing Community (“Chelmsford Commons”) have violated and continue to violate the Massachusetts Manufactured Housing Act and the Massachusetts Consumer Protection Act because Chelmsford Commons is charging different rents for similar home sites. For this Settlement to take effect, it must be approved by the Court.

The Settlement will require that Chelmsford Commons adopt a multi-year and judicially-monitored rent structure (“Rent Structure”) that: (i) honors all existing Chelmsford Commons lease agreements (called occupancy agreements); (ii) ensures that no home-site base rent in Chelmsford Commons will increase except for one annual increase each April by either 4.5% or the Consumer Price Index used in the occupancy agreements, whichever is greater in any year, while the Rent Structure is in place; (iii) ensures that no home-site base rent will exceed \$964.37 per month while the Rent Structure is in place; and (iv) ensures that all new entrants to Chelmsford Commons will pay a home-site base rent of \$964.37 while the Rent Structure is in place. The Rent Structure will remain in place until all home-site base rents in Chelmsford Commons become equal, that is, reach \$964.37.

In addition to preserving the long-term affordability of Chelmsford Commons through the implementation of the Rent Structure, the Settlement also provides for a one-time payment of \$50 per home site, to be divided among all Chelmsford Commons tenants or residents of record at each home site as of September 13, 2022.

Your legal rights are affected whether you act or don’t act. Read this Notice carefully.

You can obtain a copy of the Settlement Agreement from the Settlement Administrator at 1-800-210-1732 or [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com).



<b>Your Legal Rights and Options in this Settlement:</b>	
<b>Ask to be Excluded from the Monetary Portion of the Settlement</b>	<p>If you don't wish to receive any Settlement money and would prefer to seek monetary compensation from Chelmsford Commons directly for the matters covered by the Class Action, you must ask to be excluded from the monetary portion of the Settlement.</p> <p>Even if you are excluded from the monetary portion of the Settlement, if this Settlement is approved you will still receive the benefit of the new Chelmsford Commons Rent Structure and won't be able to sue Chelmsford Commons for claims related to the Rent Structure.</p> <p>Instructions on how to properly exclude yourself from the monetary portion of the Settlement are outlined below.</p>
<b>Object</b>	<p>If you don't believe that this Settlement is fair and don't want the Court to approve it, you may write to the Court about why you don't like the Settlement.</p> <p>Instructions on how to properly submit an objection are outlined below.</p>
<b>Go to a Hearing</b>	<p>If you properly submit an objection, you may also ask to speak in Court about the fairness of the Settlement, although you do not have to do so.</p> <p>Instructions on how to properly request an opportunity to speak to the Court are outlined below.</p>
<b>Do Nothing</b>	<p>If you do nothing, and the Settlement is approved, you will receive the benefit of the new Chelmsford Commons Rent Structure and may be eligible to receive some or all of a \$50 per home site payment.</p>

This Notice explains these rights and options, **and the deadlines to exercise them.**

The Court in charge of this case still has to decide whether to approve the Settlement. If the Court does not approve the Settlement, then you will not receive any benefits and you will not give up any rights.

## WHAT THIS NOTICE CONTAINS

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## Basic Information

### 1. Why was this Notice issued?

If you are reading this notice, you are likely a person who resided at Chelmsford Commons, or who was otherwise obligated to pay rent to the manager of Chelmsford Commons, on or after September 13, 2022 (“Class Member”). A Court authorized this Notice because Class Members have a right to know about a proposed Settlement of the Class Action and about all of their options before the Court decides whether to give final approval to the Settlement. If the Court gives final approval to the Settlement, and after any appeals are resolved, the Settlement will provide the following benefits: (1) the roll-out of the new Chelmsford Commons Rent Structure; and (2) a payment of \$50 per home site, to be divided among the tenants or residents of record at each home site as of September 13, 2022. This Notice explains the lawsuit, the Settlement, Class Members’ legal rights, what benefits are available, who may be eligible for them and how to get them.

Judge Denise J. Casper in the United States District Court for the District of Massachusetts is overseeing the Class Action. The case is known as *Smith v. Chelmsford Group, LLC*, No. 1:21-CV-10654 (D. Mass.). The person who sued Chelmsford Commons, Scott Smith, is called the “Plaintiff” and is also called the “Class Representative” because he is representing the Class Members included in the Class Action. The companies he sued (Chelmsford Group, LLC, and Newbury Management Company) are called the “Defendants” and own and manage Chelmsford Commons.

### 2. What is this lawsuit about?

In the Class Action, Plaintiff claims that the owner and manager of Chelmsford Commons violated and continue to violate the Massachusetts Manufactured Housing Act and the Massachusetts Consumer Protection Act because different rents were charged for similar home sites since January of 2021, when the Master Lease governing rents at Chelmsford Commons expired.

### 3. Why is this a class action?

In a class action, one or more people called “Class Representatives” sue on behalf of people who have similar claims, who are the “Class” or “Class Members.” One court resolves the issues for all class members. Here, Scott Smith is the Class Representative suing on behalf of the Class Members.

### 4. Why is there a Settlement?

The Court did not decide in favor of the Class Representative or the Defendants. Instead, both sides agreed to settle. That way, they avoid the costs and risks of a trial and the people affected will get relief. The Class Representative and his attorneys think the Settlement is best for all Class Members. The Settlement does not mean that the owner and manager of Chelmsford Commons did anything wrong.

### 5. How do I know if I am part of the Settlement?

If you live at or are otherwise obligated to pay rent to the manager of Chelmsford Commons, you are a Class Member who will receive the benefit of the new Chelmsford Commons Rent Structure. If you lived or were otherwise obligated to pay rent to the manager of Chelmsford Commons as of September 13, 2022, you are a Class Member who may also be entitled to some or all of a \$50 payment.

## I Am a Class Member – What Settlement Benefits Do I Get and How Do I Get Them?

### 6. What does the Settlement provide?

This Settlement provides for the implementation of the new Chelmsford Commons Rent Structure, a multi-year and judicially-monitored plan for Chelmsford Commons rents that: (i) honors all existing Chelmsford Commons lease agreements (called occupancy agreements); (ii) ensures that no home-site base rent in Chelmsford Commons will increase except for one annual increase each April by either 4.5% or the Consumer Price Index used in the occupancy agreements, whichever is greater in any year, while the Rent Structure is in place; (iii) ensures that no home-site base rent will exceed \$964.37 per month while the Rent Structure is in place; and (iv) ensures that all new entrants to Chelmsford Commons will pay a home-site base rent of \$964.37 while the Rent Structure is in place. The Rent Structure will remain in place until all home-site base rents in Chelmsford Commons become equal, that is, reach \$964.37.

The Settlement also provides for a one-time \$50 per home site payment, to be divided among each person of record who lived at or was otherwise obligated to pay rent to the manager of Chelmsford Commons as of September 13, 2022.

The Settlement Agreement, available at [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com), or by calling 1-800-210-1732 describes all of the details about these benefits.

### 7. How much money will I receive from the Settlement?

The Settlement provides for a one-time \$50 per home site payment. If you are the only person of record who lived at or was otherwise obligated to pay rent to the manager of Chelmsford Commons for your home site as of September 13, 2022, you will be entitled to a \$50 payment. If you are one of multiple persons of record who lived at or were otherwise obligated to pay rent to the manager of Chelmsford Commons for your home site as of September 13, 2022, then you will receive a *pro rata* share of the \$50 payment, with the \$50 payment to be divided equally between or among all of the multiple persons associated with your home site. The Settlement Agreement is available at [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com), or by calling 1-800-210-1732. This document describes all of the details. You will only receive a monetary payment if the Court approves this Settlement and you are a person of record who lived at or was otherwise obligated to pay rent to the manager of Chelmsford Commons for your home site as of September 13, 2022.

### 8. How and when will I get money?

If the Court approves this Settlement, the monetary portion of this Settlement will be distributed to all persons of record who lived at or were otherwise obligated to pay rent to the manager of Chelmsford Commons for a home site as of September 13, 2022. Payments will be mailed after the Court grants “final approval” of the Settlement and any appeals are resolved. If Judge Casper gives final approval to the Settlement after an upcoming hearing (*see* the section “The Court’s Fairness Hearing” below), there may be appeals. If there are any appeals, resolving them can take time. Please be patient.

## What Am I Giving Up and Can I Get Out of the Settlement?

### 9. What are Class Members giving up in this Settlement?

If the Settlement becomes final, and you do not request to be excluded from the monetary portion of the Settlement, then you will be giving up the right to sue, or take other action against, the owner and manager of Chelmsford Commons and all Releasees, as defined in the Settlement Agreement, for claims reasonably related to the subject matter of this Class Action and for claims in any way related to the Rent Structure. If this happens, you lose rights that could have allowed you to take the owner and manager of Chelmsford Commons to court. So if you have a grievance with the owner or manager of Chelmsford Commons and want to know whether you should give up your rights through this Settlement, you may want to consult with a lawyer.

If the Settlement becomes final, even if you request to be excluded from the monetary portion of the Settlement, you will still give up the right to sue, or take other action against, the owner and manager of Chelmsford Commons and all Releasees, as defined in the Settlement Agreement, for claims in any way related to the Rent Structure. Again, if this happens, you may be giving up important rights. So if you have a grievance with the owner or manager of Chelmsford Commons related to your rent, you may want to consult with a lawyer.

The Settlement Agreement describes all of the claims released by Class Members through this Settlement with specific descriptions, in necessarily accurate legal terminology, so please read it carefully. Talk to Class Counsel (*see* the section on “The Lawyer Representing You” below) or your own personal lawyer if you have questions about the Settlement’s release provisions or what they mean.

### 10. Can I get out of the Settlement?

If you don’t want any money offered by this Settlement, but you want to keep the right to sue the owner or manager of Chelmsford Commons for monetary damages arising from the claims in this case, then you must take steps to get out. This is called excluding yourself from the Settlement or is sometimes referred to as “opting out.”

To exclude yourself, you must send a timely and valid request for exclusion by mail saying that you want to be excluded from the monetary portion of the Settlement (the “Rule 23(b)(3) Class”) in *Smith v. Chelmsford Group, LLC*. You must include the case name and number (*Smith v. Chelmsford Group, LLC*, No. 1:21-CV-10654), the Court (D. Mass.), your full name, address, e-mail address (if any) and telephone number, and you must sign the request for exclusion. If you are represented by your own attorney in this case separate from Class Counsel, then you must include your attorney’s name, address, e-mail address and telephone number. Your request for exclusion will not be valid, and you will be bound by the Settlement, if you do not include all of this information in your request for exclusion. So, if you are planning to exclude yourself from the Settlement, you should carefully review and follow all applicable instructions.

You must mail your request for exclusion so that it is postmarked by **December 22, 2022**, to:

Chelmsford Settlement Administrator  
c/o Atticus Administration  
P.O. Box 64053  
Saint Paul, MN 55164

You can't exclude yourself on the phone or on the website.

Even if you exclude yourself from the monetary portion of the Settlement, if the Settlement is approved, all persons who reside in Chelmsford Commons, or who are otherwise obligated to pay rent to the manager of Chelmsford Commons, on or after September 13, 2022, will still receive the benefit of the new Chelmsford Commons Rent Structure, described above, and will still give up the right to sue, or take other action against, the owner and manager of Chelmsford Commons and all Releasees, as defined in the Settlement Agreement, for claims in any way related to the Rent Structure.

**If Class Members associated with 21 or more home sites opt not to receive the monetary portion of the Settlement, Defendants will have the right to terminate the Settlement. If Defendants terminate the Settlement, they will not be required by the Settlement to implement the new Rent Structure described above or offer monetary compensation to any Class Member.**

11. If I don't exclude myself, can I sue Chelmsford Commons for the same thing later?

No.

12. If I exclude myself, can I get money from this Settlement?

No.

## The Lawyer Representing You

13. Do I have a lawyer in this case?

Yes. Class Counsel, Ethan R. Horowitz and Brian J. O'Donnell of the Northeast Justice Center, represent you and other Class Members. You do not have to pay them. If the Settlement is given final approval and all appeals are over, then Chelmsford Commons will pay Class Counsel an amount to be determined by the Court – but no more than \$200,000. If you want to consult or be represented by your own lawyer, and have that lawyer appear in court for you in this case, then you may hire an attorney at your own expense.

## Objecting to the Settlement

14. How do I tell the Court if I don't like the Settlement?

You can object to the Settlement if you don't like some or all of it. The Court will consider your views. To object to the Settlement, you must submit a written objection to the Settlement Administrator. It must be titled "Objection to Class Settlement in *Smith v. Chelmsford Group, LLC*, No. 1:21-CV-10654." You must include your full name, address, e-mail address, telephone number and your signature and you must identify yourself as a Class Member in this case. You must also include the specific legal and factual reasons why you object to the Settlement, copies of any evidence or documents to support your objection, and what changes to the Settlement you are requesting.

If you do not object to the Settlement, or fail to do so according to the instructions provided in the Settlement Agreement or in a timely manner, the Court may not consider your objection, may prevent you from presenting your objection at the Fairness Hearing (below), or may prevent you



from seeking reconsideration of the Court's final fairness determination or otherwise appealing that determination. So, if you are planning to object to the Settlement, you should carefully review and follow all applicable instructions.

If you are represented by an attorney in filing the objection, then you must also include your attorney's name, address, e-mail address and telephone number. You must further state whether you or your attorney will be attending the hearing. (See "The Court's Fairness Hearing" below).

You must submit your objection by U.S. mail so that it is postmarked by December 22, 2022, or send your objection by overnight carrier so that it is received by December 22, 2022, to the Settlement Administrator's address listed below:

Chelmsford Class Action Administrator  
c/o Atticus Administration  
P.O. Box 64053  
Saint Paul, MN 55164

### 15. What's the difference between objecting and asking to be excluded?

Objecting is telling the Court that you oppose approval of the Settlement, but that you are still willing to accept a monetary payment if the Court gives its final approval to the Settlement in spite of your objection. Excluding yourself is telling the Court that you don't want to be part of the Settlement and will give up any right you have to money from the Settlement.

### 16. Do I need to come to Court to talk about my objection?

No.

## The Court's Fairness Hearing

The Court will hold a hearing to decide whether to approve the Settlement. You may attend the hearing and you may ask to speak, if you have properly submitted an objection and you follow the instructions below, but you don't have to attend the hearing or ask to speak.

### 17. When and where will the Court decide whether to approve the Settlement?

The Court has scheduled a Fairness Hearing at 2:00 p.m. on February 1, 2023, in Courtroom 11 of the John Joseph Moakley United States Courthouse, 1 Courthouse Way, in Boston, Massachusetts. At this hearing, the Court will consider whether the Settlement is fair, reasonable and adequate. If there are timely and valid objections, then the Court will consider those objections. Judge Casper will listen to people who properly have asked to speak about an objection, as described below. The Court may decide how much to award Class Counsel as fees for representing the Class and how much to award Scott Smith as Class Representative. Class Counsel has requested that the Court approve an award for attorney's fees and expenses of \$200,000 to compensate them for handling the Class Action and a Class Representative Award of \$2,000 to Scott Smith to compensate him for his work on behalf of Class Members. At or after the hearing, the Court will decide whether to approve the Settlement. We do not know how long this decision will take. The hearing may be moved to a different date or the Court may hold the hearing online, via telephone or video conference, or in some other format, without additional notice, so it is a good idea to check: [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com) for updated information.

## 18. May I speak at the hearing?

You may attend the hearing, but do not have to do so. If you submitted a timely and valid objection to the Settlement, as described above, then you may ask the Court for permission to speak at the Fairness Hearing. If you or your attorney intend to speak at the Fairness Hearing, then you must file a “Notice of Intention to Appear” in *Smith v. Chelmsford Group, LLC*, No. 1:21-CV-10654 (D. Mass.), stating the intention to appear at the Fairness Hearing. Your Notice of Intention to Appear must be filed with the Court not later than fourteen (14) days prior to the Fairness Hearing and must be sent to the following addresses by U.S. Mail postmarked no later than fourteen (14) days prior to the Fairness Hearing:

Ethan R. Horowitz  
Northeast Justice Center  
50 Island Street, Suite 203B  
Lawrence, MA 01840

Michael R. Brown  
Adler, Pollock & Sheehan P.C.  
175 Federal Street, 10<sup>th</sup> Floor  
Boston, MA 02110

Your Notice of Intention to Appear must include the following information to be valid: (a) the name of the case; (b) your full name, address, e-mail address, telephone number and signature; and (c) if you have hired an attorney to represent you and present your objection, your attorney’s name, address, telephone number, e-mail address and Massachusetts BBO Number. Unless otherwise permitted by the Court, you and your attorney (if any) may only discuss those matters raised in the objection that you filed with the Court by way of the procedures outlined above.

## **If I Do Nothing and Getting More Information**

### 19. What happens if I do nothing?

If you do nothing, and the Settlement is approved, you will be giving up the right to sue, or take other action against, the owner and manager of Chelmsford Commons and all Releasees, as defined in the Settlement Agreement, for claims reasonably related to the subject matter of the Class Action and for claims in any way related to the Rent Structure. You will also receive the benefit of the new Chelmsford Commons Rent Structure and may receive some or all of the \$50 per home site payment.

### 20. How do I get more information about the Settlement?

This Notice summarizes the proposed Settlement. More details are in the Settlement Agreement, which is available at [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com) or by calling 1-800-210-1732.



**EXHIBIT B**

# CLASSIFIEDS



FOR SALE • FOR RENT • HELP WANTED • TAG SALES • AUTOMOTIVE • REAL ESTATE • WANTED • PERSONALS • LEGALS marketplace.newspaperclassifiedsma.com

## TO PLACE A CLASSIFIED AD:

### CALL 866.896.4979

### EMAIL classified@mediaonene.com

### LEGAL ADS legals@mediaonene.com

HOURS OF OPERATION: MON. - FRI. 8AM - 5PM

The ad deadline is 4:00pm for publication the following day. (Friday @ 4:00pm for publication Sunday or Monday).



POLICIES/ADJUSTMENTS: Please check your ad and report errors immediately. Adjustments to billing will be made to the incorrect portion of the first insertion only. We are not responsible for failure to publish and reserve the right to reject, edit or cancel any ad. All ads are subject to credit approval or prepayment prior to publication. We accept Visa, Mastercard, AMEX, cash or check only.

#### MERCHANDISE

#### 2110 MUSICAL INSTRUMENTS

##### Top \$\$ Paid

We Buy ALL Musical Instruments - Guitars, Saxes, etc. We travel & Pick-Up. Cash on the spot!

617-594-3255

#### 2105 WANTED TO BUY

MILITARY ITEMS Swords, knives, medals, bayonets, helmets, flags, uniforms, guns. 603-886-7346

#### SERVICES

#### 8410 PAINTING & WALLPAPER

★ CHOOSE THE PROS ★ Quality painting paper hanging Wall paper removal Niven & Son 978-441-1419 FREE ESTIMATES! Veterans & Senior Disc. 15+ years in The Sun

#### 8105 CEMENT & MASONRY

ALL TYPES OF MASONRY Repairs are our specialty! Brick, Block, Stone, Concrete Stairs, Walks, Chimneys, Walls & Ceramic Tile. Lowell & surrounding areas. Free estimates. Call Ted 978-387-8778 or 603-893-7321



#### 8170 DRYWALL & PLASTER

#### AFFORDABLE DRYWALL AND PAINTING

Water Damage Repair. Free estimates. Specializing in Textured Ceilings & Going Over Old Plaster Ray 978-957-1588 affordabledrywalldracut.com

#### 8340 LANDSCAPING & TREES

JOHN'S LANDSCAPING cuts, pruning, edging, Fall Clean-ups 20 years exp Call or Text 978-332-4429

#### EMPLOYMENT

#### 4002 GENERAL

JOURNEYMAN & APPRENTICES PLUMBERS For Commercial & Residential Work Health, Dental, 401k Paid Vacation Sick & Holidays Please Call Bill 978-758-8656

#### REAL ESTATE

#### 6045 APARTMENT RENTALS

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#### PUBLIC NOTICE

#### PUBLIC NOTICE

LEGAL NOTICE The Bedford Planning Board will hold a virtual public hearing on Tuesday October 25, 2022 at or after 7:00pm, to review potential Zoning Bylaw amendments relating to two-family dwellings. The proposed changes affect Section 4.2.2 and Table 1 of the Zoning Bylaw. Pursuant to Legislation suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §20, this meeting will be conducted via remote participation to the greatest extent possible. The virtual public hearing may be accessed in one of three ways: 1. Please click on the link below: https://us02web.zoom.us/j/81659496591?pwd=Ukd5VUpNZE0E3SzkNkFRNkdGZExXUjQ09 2. Go to the website link https://zoom.us/join and enter meeting ID# 816 5949 6591 and Password 392021 3. Participants can dial a toll-free number at 1-312-626-6799 or 1-646-558-8656 to join the meeting. When prompted, enter Meeting ID# 816 5949 6591 and Password 392021 and follow the instructions to join the meeting. For those dialing in, you may press \*9 to raise your hand to speak. Interested parties including all Bedford residents may offer testimony at the public hearing. Details may be viewed at the Planning Department in Town Hall during normal business hours, or call (781) 275-1548 for information. It is anticipated that following review and finalization by the Board, proposed amendments will be placed on the Warrant for the Annual Town Meeting in March, 2023. Christopher Gittins, Clerk October 6 13 #NY0060787

LEGAL NOTICE TOWN OF BILLERICA PLANNING BOARD PUBLIC HEARING The Billerica Planning Board will hold a Hybrid Public Hearing on October 24, 2022 at 7:00p.m. in the Auditorium of the Town Hall at 365 Boston Road, Billerica to take up the request of Gollo, LLC for a Mixed Use Special Permit pursuant to Section 5.E.11 Mixed Used Overlay Zoning District of the Zoning By-Laws. The applicant proposes to demolish the existing commercial building and construct a ~36,750 gross of three-story mixed-use building including a restaurant, retail space, and 21 residential units at 279 Boston Road, Billerica. The site is identified on the most recent Assessor's Map 31, as Parcel 153-1. The application and plans are available for review at the Planning Board Office, Town Hall, Room 105 and may be viewed Monday thru Friday, 9:30a.m. to 3:30p.m. All interested parties are invited to attend in person or virtually at the links provided: https://us02web.zoom.us/j/85095642881 Webinar ID: 850 9564 2881 or via telephone: 1-929-205-6099. Patricia Flemming Secretary October 6 13 #NY0060771

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#### PUBLIC NOTICE

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket No. 22 SM 002901 ORDER OF NOTICE TO: Leigh Ann Marks and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. 50 §3901 (et seq); U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust claiming to have an interest in a Mortgage covering real property in Dracut, numbered 84 Tennis Plaza, Unit No. 55, of the Winding Brook Condominium, given by Leigh Ann Marks and Jeff Marks to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for GMAC Bank, dated June 24, 2004, and recorded in Middlesex County (Northern District) Registry of Deeds in Book 17518, Page 50, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 11/21/2022 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act. Witness, GORDON H. PIPER Chief Justice of this Court on 10/4/2022. Attest: Deborah J. Patterson, Recorder October 13 #NY0061885

#### PUBLIC NOTICE

LEGAL NOTICE DRACUT ZONING BOARD OF APPEALS Notice is hereby given that the Board of Appeals will hold a Public Hearing on October 20, 2022 at 7:00 p.m. at Dracut Town Hall, Douglas G. Willett Board of Selectmen Chambers, 62 Arlington Street, Dracut. Said hearing will be heard on: 2022-16 @ 73 Grove Avenue - Variance relative to 2.12.50 to construct an in-law addition with insufficient front yard setback requirements to a paper street. Petitioner: Jarrod Delong To obtain this document in alternative format (Braille, large print) or to make a reasonable accommodation (hearing device, signer, etc.), please contact Jayne Boissonneault, Town Clerk at 978-453-0951. Dracut Board of Appeals R. Scott Mallory, Chairman October 6 & 13, 2022 #NY0060319

#### PUBLIC NOTICE

TOWN OF ACTON NOTICE OF HEARING Notice is hereby given that pursuant to MGL Chapter 131, Section 40 of the Wetlands Protection Act, and the Town of Acton Bylaws, the Conservation Commission will hold a public hearing on a Notice of Intent filed by Michael & Macy Veiling for a project at 155 Summer Street (atlas plate F1, parcel 15-3). The project consists of building a retaining wall and a pedestrian wood bridge over Inch Brook. The public hearing will be held virtually on Wednesday, October 19, 2022 at 7:00 PM. Instructions for joining the meeting are included in the agenda posted on the Town of Acton website. Terrence Maitland Chair October 13 #NY0061606

#### PUBLIC NOTICE

TOWN OF CARLISLE ZONING BOARD OF APPEALS LEGAL NOTICE NOTICE OF PUBLIC HEARING The Carlisle Zoning Board of Appeals will hold a public hearing in the Town Hall, 66 Westford St. Carlisle, MA at 7:30 pm on Monday, October 17, 2022 on the following application: Frank Proctor requesting a Special Permit under Section 6.3 to enclose an existing landing on an existing non-conforming lot. The property is located at 245 Rockland Road. Manuel Crespo Clerk, Board of Appeals TOWN OF CARLISLE ZONING BOARD OF APPEALS LEGAL NOTICE NOTICE OF PUBLIC HEARING The Carlisle Zoning Board of Appeals will hold a public hearing in the Town Hall, 66 Westford St. Carlisle, MA at 7:30 pm on Monday, October 17, 2022 on the following application: Linda Rubenstein requesting the renewal of a Special Permit under Section 3.2.2.7 to operate a business. The property is located at 134 Ember Lane. Manuel Crespo Clerk, Board of Appeals October 6 13 #NY0060797

#### PUBLIC NOTICE

TOWN OF ACTON NOTICE OF HEARING Notice is hereby given that pursuant to MGL Chapter 131, Section 40 of the Wetlands Protection Act, and the Town of Acton Bylaws, the Conservation Commission will hold a public hearing on a Notice of Intent filed by Seal Harbor for a project at 8 Fletcher Court (atlas plate H3B, parcel 27-6). The project consists of the construction of a single family house.. The public hearing will be held virtually on Wednesday, October 19, 2022 at 7:50 PM. Instructions for joining the meeting are included in the agenda posted on the Town of Acton website. Terrence Maitland Chair October 13 #NY0061608



#### PUBLIC NOTICE

#### PUBLIC NOTICE

#### PUBLIC NOTICE

#### PUBLIC NOTICE

#### PUBLIC NOTICE

#### LEGAL NOTICE

### Have you lived in or paid rent to the Chelmsford Commons Manufactured Housing Community in Chelmsford, Massachusetts at any time since September 13, 2022?

If yes, a legal Settlement has been proposed in a class action lawsuit that, if approved by the Court, will affect your rights. So please read this notice carefully. The class action lawsuit claims that the owner and manager of Chelmsford Commons ("Defendants") violated and continue to violate the Massachusetts Manufactured Housing Act and the Massachusetts Consumer Protection Act because different rents were charged for similar home sites since January of 2021, when the Master Lease governing rents at Chelmsford Commons expired. The Settlement will require Defendants to implement a new Chelmsford Commons Rent Structure (described below) and make a \$50 per home site payment, to be divided among the tenants or residents of record at each home site as of September 13, 2022. The Court will hold a hearing in this case, called Smith v. Chelmsford Group, LLC, in the United States District Court for the District of Massachusetts (1:21-cv-10654-DJC) on February 1, 2023 at 2:00 p.m. to consider whether to give final approval to the proposed Settlement, a request by Class Counsel for attorney's fees and expenses of \$200,000 and a request by Class Counsel to award the Class Representative, Scott Smith, \$2,000. You or your own lawyer may ask to speak at the hearing, at your own cost, but you do not have to appear and speak at the hearing. You must follow the instructions in the Settlement Agreement, or your request to appear at the hearing or have a lawyer appear on your behalf will be denied. You can obtain the Settlement Agreement, detailed Settlement Notice describing the Settlement and other important documents by calling 1-800-210-1732 or by visiting www.ChelmsfordClassActionSettlement.com.

Who's included in the Classes? The classes include any person who has lived in or has otherwise been obligated to pay rent to the manager of Chelmsford Commons on or after September 13, 2022.

Who is being sued? Chelmsford Group, LLC and Newbury Management Company (the "Defendants").

What is the proposed new Rent Structure? The Settlement provides for the implementation of the new Chelmsford Commons Rent Structure, a multi-year and judicially-monitored plan for Chelmsford Commons rents that: (i) honors all existing Chelmsford Commons lease agreements (called occupancy agreements); (ii) ensures that no home-site base rent in Chelmsford Commons will increase except for one annual increase each April by either 4.5% or the Consumer Price Index used in the occupancy agreements, whichever is greater in any year, while the Rent Structure is in place; (iii) ensures that no home-site base rent will exceed \$964.37 per month while the Rent Structure is in place; and (iv) ensures that all new entrants to Chelmsford Commons will pay a home-site base rent of \$964.37 while the Rent Structure is in place. The Rent Structure will remain in place until all home-site base rents in Chelmsford Commons become equal, that is, reach \$964.37.

Who will receive money from the Settlement? The Settlement also provides for a one-time \$50 per home site payment, to be divided among each person of record who lived at or was otherwise obligated to pay rent to the manager of Chelmsford Commons as of September 13, 2022.

What am I giving up through the Settlement? If the Settlement becomes final, and you do not request to be excluded from the monetary portion of the Settlement, then you will be giving up the right to sue, or take other action against, Defendants and all Releasees, as defined in the Settlement Agreement, for claims reasonably related to the subject matter of this class action and for claims in any way related to the Rent Structure. If this happens, you will lose

rights that could have allowed you to take Defendants to court. So, if you have a grievance with the owner or manager of Chelmsford Commons and want to know whether you should give up your rights through this Settlement, you may want to consult with a lawyer.

Can I get out of the Settlement? If you do not want money offered by the Settlement, but you want to keep the right to sue Defendants for individual monetary damages, then you must exclude yourself from the monetary portion of the Settlement - also called the Rule 23(b)(3) Class - by December 22, 2022. You can obtain a detailed Settlement Notice, explaining how to request exclusion from the Rule 23(b)(3) Class, by calling the number above or visiting the website above. Even if you exclude yourself from the Rule 23(b)(3) Class, you will still receive the benefit of the new Chelmsford Commons Rent Structure, will be bound by the Settlement and will give up the right to sue, or take other action against, Defendants and all Releasees, as defined in the Settlement Agreement, for claims in any way related to the Rent Structure.

If class members associated with 21 or more home sites opt not to receive the monetary portion of the Settlement, Defendants will have the right to terminate the Settlement. If Defendants terminate the Settlement, they will not be required by the Settlement to implement the new Rent Structure described above or offer monetary compensation to any class member.

Can I object to the Settlement? If you are a class member, then you can make a written objection to the Settlement if you do not like some part of it. You must follow the instructions in the Settlement Agreement, or your objection will not be considered by the Court. The objection deadline is December 22, 2022.

How can I get more information about the Settlement? This notice offers only the most basic summary of the proposed Settlement. More details are available at www.ChelmsfordClassActionSettlement.com or by calling 1-800-210-1732.



LEGAL DEADLINES 4:00 PM TUESDAY - THURSDAY for next day publication 4:00 PM FRIDAY for Saturday, Sunday, Monday publication TO PLACE A LEGAL NOTICE: https://adportal.bostonherald.com/nvgrou-adportal/ma-legals/index.html or EMAIL: legals@mediaonene.com OFFICE HOURS: M-F 9AM-5PM | 978-458-3311

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### PUBLIC NOTICE

**VEHICLE SUB-CONTRACTING, 2022-2023 SNOW AND ICE SEASON**  
The Town of Tyngsborough, Highway Department, is now accepting applications for the sub-contracting of vehicles for our 2022-2023 Snow and Ice season, November 1, 2022 through May 1, 2023. Plow blades 9 ft. or larger are preferred. Interested applicants should pick up information packet, including application, at Tyngsborough Highway Department, 89 Kendall Road, Tyngsborough, MA during regular business hours of 7:00 AM to 3:30 PM. Applications must be complete and returned to the Highway Department by November 4, 2022. October 20, 2022 #NY0062539

### PUBLIC NOTICE

**Town of Acton Board of Health PROPOSED AMENDMENTS TO: ACTON BOARD OF HEALTH RULES AND REGULATIONS ARTICLE 11. MINIMUM REQUIREMENTS FOR THE DISPOSAL OF SANITARY SEWAGE IN UNSEWERED AREAS**  
On November 15, 2022, the Acton Board of Health will hold a public hearing to discuss some minor proposed changes to Acton Board of Health Rules and Regulations, Article 11. If you would like a complete copy of the changes, please contact health@actonma.gov or 978-929-6632. October 20 27 #NY0062116

**Advertise Today! 866.896.4979**

### PUBLIC NOTICE

**TO TYNGSBOROUGH RESIDENTS**  
As voted at a prior Annual Town Meeting, the Tyngsborough Town By-Law, Article 38 states: "No person, other than an employee acting for or in behalf of the Town, shall, by himself or herself or through his/her agents, servants or employees, in any manner place or deposit or cause to be placed or deposited any snow, other than incidental amounts thereof, on any public sidewalk, street or way which has been previously cleared of snow by the Town. Violations of this section may be enforced by the Highway Administrator, the Building Inspector, or the Police Department, by non-criminal disposition as provided in Massachusetts General Laws, Chapter 40, Section 21D as the same now is or may hereafter be amended. Penalties for such violations shall be \$50.00 for the first offense and \$100.00 for each subsequent offense."  
**TOWN OF TYNGSBOROUGH NOTICE TO CONTRACTORS and PUBLIC UTILITIES**  
In accordance with the regulations of the Town of Tyngsborough regarding street openings, no permits will be issued to open or excavate a public way after November 15 of any given year, or prior to April 1 of any given year, except in the case of absolute emergency.  
**TO TYNGSBOROUGH RESIDENTS**  
The Town of Tyngsborough requests residents to be mindful of parked vehicles impeding the removal of snow. Vehicles may be towed at the resident's expense.  
Signed: RICHARD D. HOWE Sr. Foreman - Highway Dept. Town of Tyngsborough  
JAMES R. HUSTINS Sr. Foreman - Highway Dept. Town of Tyngsborough  
October 20, 2022 #NY0062538

### PUBLIC NOTICE

**COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket No. 22 SM 003009 ORDER OF NOTICE**  
TO: The Heirs, Devisees, and Legal Representatives of the Estate of William C. Caffrey Carolyn A. Caffrey, Individually and as Personal Representative of the Estate of William C. Caffrey  
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):  
PHH Mortgage Corporation  
claiming to have an interest in a Mortgage covering real property in Dracut, numbered 85 Tennis Plaza Road, Unit No. 9, of the Winding Brook II Condominium, given by William C. Caffrey to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for New FED Mortgage Corp., dated September 21, 2018, and recorded in Middlesex County (Northern District) Registry of Deeds in Book 32428, Page 131, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.  
If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 11/28/2022 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.  
Witness, GORDON H. PIPER Chief Justice of this Court on 10/13/2022  
Attest: Deborah J. Patterson, Recorder October 20, 2022 #NY0062447

### 8105 CEMENT & MASONRY

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### PUBLIC NOTICE

Auction Sale of all unredeemed pledges of Empire Loan Co. of Lowell on the premises 1130 Washington St., Boston, MA, on November 1, 2022 @ 10:00 am by Harvey Cohen, Auctioneer, Ma Lic. # 353. Oct 13 20 27 #NY0061385

### LEGAL NOTICE

**TOWN OF BILLERICA BOARD OF APPEALS PUBLIC HEARING**  
A public hearing will be heard by the BOARD OF APPEALS on WEDNESDAY, NOVEMBER 9, 2022 at 6:20 PM. in TOWN HALL, ROOM 210, 365 BOSTON ROAD, BILLERICA, MA on the petition of ALEX AND KATIE BOIARDI, whom has appealed to the Board of Appeals for a VARIANCE pursuant to Section 7 and 7.L. of the Zoning By-Law to reduce the side setback in a Rural Residence Zone. Said premises is located at 28 RICHARDS STREET, BILLERICA, MA, as shown on the Assessor's Map as Plate 25 Parcel 37-2 and recorded in M.N.D.R. of D's Book 25593 Page 175  
Signed, Secretary October 20 & 26, 2022 #NY0062811

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### PUBLIC NOTICE

**CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304**  
Docket No. MI22P5155GD  
Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way, Woburn, MA 01801  
(781)865-4000  
In the matter of: **Joseph R. Falcone Of: Chelmsford, MA RESPONDENT** Alleged Incapacitated Person  
To the named Respondent and all other interested persons, a petition has been filed by Joseph A Falcone of Chelmsford, MA in the above captioned matter alleging that Joseph R. Falcone is in need of a Guardian and requesting that Joseph A Falcone of Chelmsford, 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 A.M. on the return date of **11/04/2022**. 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. Maureen H Monks, First Justice of this Court Date: October 07, 2022 Tara E DeCristofaro, Register of Probate October 20, 2022 #NY0062776

### NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 33 South Street, Billerica, Massachusetts  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Tracy L. Abell and Robert P. O'Neil to Aames Funding Corporation DBA Aames Home Loan and now held by Deutsche Bank National Trust Company fka Bankers Trust Company of California, N.A., as Trustee for the Holders of Aames Mortgage Trust 2002-2, Mortgage Pass-Through Certificates, Series 2002-2, said mortgage dated November 18, 2002, and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 14142, Page 67, as affected by an Assignment of Mortgage dated June 10, 2014, and recorded with said Deeds in Book 28240, Page 105, as affected by an Assignment of Mortgage dated August 9, 2022, and recorded with said Deeds in Book 37303, Page 126, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on November 10, 2022 at 02:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:  
All that certain parcel of land situated in the County of Middlesex, State of Massachusetts, being known and designated as being on the northerly side of South Street and easterly side of Middlesex Turnpike, being Lots 110, 111, 112, 113 and 117 shown on a plan entitled, "Nuttings Lake Park, Billerica, Mass., April 1910, C.A. Thayer, Engineer, Plan B", which plan is recorded with Middlesex North District Registry of Deeds, Plan Book 24 Page 34.  
Being the same property as conveyed from Joseph Burke and Alyssa D. Berube to Tracy L. Abell and Robert P. O'Neil, as described in Deed Book 11839 Page 168, recorded 7/2/01 in Middlesex County Records.  
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 June 29, 2001, and recorded in Book 11839, Page 168 with the Middlesex County (Northern District) Registry of Deeds.  
TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.  
TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale.  
Other terms to be announced at the sale.  
Marinosci Law Group, P.C.  
275 West Natick Road, Suite 500  
Warwick, RI 02886  
Attorney for Deutsche Bank National Trust Company fka Bankers Trust Company of California, N.A., as Trustee for the Holders of Aames Mortgage Trust 2002-2, Mortgage Pass-Through Certificates, Series 2002-2  
Present Holder of the Mortgage  
Telephone: (401) 234-9200  
MLG File No.: 18-14590  
October 20, 27, November 3, 2022 #NY0062160

### NOTICE OF PUBLIC HEARING TOWN OF ACTON HISTORICAL COMMISSION NOTICE OF PUBLIC HEARING

The Acton Historical Commission will conduct a public hearing on 11/09/2022, at 8:00 p.m. at the Acton Town Hall, in Room 126. The hearing is in response to an application from Rainbow Builders Corp for a permit to demolish the existing house located at 4 Nashoba Road under Section 3.2 of Chapter N of the Town's By-Laws dealing with the Demolition of Historically or Architecturally Significant Buildings. Comments may be submitted to the Historical Commission at Town Hall at any time prior to the hearing. Public comment at the hearing is invited. Application may be viewed at the Building Department at the Acton Town Hall.  
William Dickinson, Chairman  
October 20, 2022 #NY0062094

### LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on Thursday, **November 3, 2022** at 7:00 p.m., in room 204 of the Town Offices at 50 Billerica Road to consider the application submitted by: **12 Sylvan Avenue** - Joseph Slattery requesting a Variance, under Section 195-8 Non-Conformity and/or Section 195-9 Conformity, for exceeding floor area ratio (FAR) and lot coverage percentage, and any other relief that may be deemed necessary to construct a 9.1'x22.1' addition which will not increase the existing non-conformity of the front/side setback. All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, November 3, 2022. Per Order, Brian Reidy, Chair October 20 & 27, 2022 #NY0062510

### LEGAL DEADLINES

**4:00 PM TUESDAY - THURSDAY** for next day publication

**4:00 PM FRIDAY** for Saturday, Sunday, Monday publication

**TO PLACE A LEGAL NOTICE:**  
<https://adportal.bostonherald.com/nygroup-adportal/ma-legals/index.html>

or EMAIL: legals@mediaonene.com

OFFICE HOURS: M-F 9AM-5PM | 978-458-3311

### PUBLIC NOTICE

**BEDFORD ZONING BOARD OF APPEALS VIRTUAL HEARING NOTICE**  
THURSDAY, OCTOBER 27, 2022 AT 7:00 PM. Pamela Brown, Esq., for Werfen, at 180 Hartwell Road, for addition within floodplain. Zoom Link: <https://us02web.zoom.us/j/87600168325?pwd=bHU0VlZlVUFEZjS3ZFlcE2cUZYdzO9> Or Dial 1-312-626-6799 Meeting ID #: 876 0016 8325  
Password: 818779  
For more information, go to [www.bedfordma.gov/zoning-board-of-appeals](http://www.bedfordma.gov/zoning-board-of-appeals) October 13, 20, 2022 #NY0061997

### LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on Thursday, **November 3, 2022** at 7:00 p.m., in room 204 of the Town Offices at 50 Billerica Road to consider the application submitted for: **23 Drexel Drive** - Todd and Stacey Foster requesting a Special Permit, under Section 195-8 Non-Conformity and/or Section 195-9 Conformity, for 20% reduction in the side setback requirement to construct an addition to their existing attached garage, increasing it from a one car port to two, and any other relief deemed necessary. All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing. Per Order, Brian Reidy, Chair October 20 & 27, 2022 #NY0062488

### NOTICE OF PUBLIC HEARING TOWN OF ACTON HISTORICAL COMMISSION NOTICE OF PUBLIC HEARING

The Acton Historical Commission will conduct a public hearing on 11/09/2022, at 8:00 p.m. at the Acton Town Hall, in Room 126. The hearing is in response to an application from Rainbow Builders Corp for a permit to demolish the existing house located at 4 Nashoba Road under Section 3.2 of Chapter N of the Town's By-Laws dealing with the Demolition of Historically or Architecturally Significant Buildings. Comments may be submitted to the Historical Commission at Town Hall at any time prior to the hearing. Public comment at the hearing is invited. Application may be viewed at the Building Department at the Acton Town Hall.  
William Dickinson, Chairman  
October 20, 2022 #NY0062094

### LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on Thursday, **November 3, 2022** at 7:00 p.m., in room 204 of the Town Offices at 50 Billerica Road to consider the application submitted by: **12 Sylvan Avenue** - Joseph Slattery requesting a Variance, under Section 195-8 Non-Conformity and/or Section 195-9 Conformity, for exceeding floor area ratio (FAR) and lot coverage percentage, and any other relief that may be deemed necessary to construct a 9.1'x22.1' addition which will not increase the existing non-conformity of the front/side setback. All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, November 3, 2022. Per Order, Brian Reidy, Chair October 20 & 27, 2022 #NY0062510

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### LEGAL NOTICE

## Have you lived in or paid rent to the Chelmsford Commons Manufactured Housing Community in Chelmsford, Massachusetts at any time since September 13, 2022?

If yes, a legal Settlement has been proposed in a class action lawsuit that, if approved by the Court, will affect your rights. So please read this notice carefully. The class action lawsuit claims that the owner and manager of Chelmsford Commons ("Defendants") violated and continue to violate the Massachusetts Manufactured Housing Act and the Massachusetts Consumer Protection Act because different rents were charged for similar home sites since January of 2021, when the Master Lease governing rents at Chelmsford Commons expired. The Settlement will require Defendants to implement a new Chelmsford Commons Rent Structure (described below) and make a \$50 per home site payment, to be divided among the tenants or residents of record at each home site as of September 13, 2022. The Court will hold a hearing in this case, called *Smith v. Chelmsford Group, LLC*, in the United States District Court for the District of Massachusetts (1:21-CV-10654-DJC) on February 1, 2023 at 2:00 p.m. to consider whether to give final approval to the proposed Settlement, a request by Class Counsel for attorney's fees and expenses of \$200,000 and a request by Class Counsel to award the Class Representative, Scott Smith, \$2,000. You or your own lawyer may ask to speak at the hearing, at your own cost, but you do not have to appear and speak at the hearing. You must follow the instructions in the Settlement Agreement, or your request to appear at the hearing or have a lawyer appear on your behalf will be denied. You can obtain the Settlement Agreement, detailed Settlement Notice describing the Settlement and other important documents by calling 1-800-210-1732 or by visiting [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com).

**Who's included in the Classes?** The classes include any person who has lived in or has otherwise been obligated to pay rent to the manager of Chelmsford Commons on or after September 13, 2022.

**Who is being sued?** Chelmsford Group, LLC and Newbury Management Company (the "Defendants").

**What is the proposed new Rent Structure?** The Settlement provides for the implementation of the new Chelmsford Commons Rent Structure, a multi-year and judicially-monitored plan for Chelmsford Commons rents that: (i) honors all existing Chelmsford Commons lease agreements (called occupancy agreements); (ii) ensures that no home-site base rent in Chelmsford Commons will increase except for one annual increase each April by either 4.5% or the Consumer Price Index used in the occupancy agreements, whichever is greater in any year, while the Rent Structure is in place; (iii) ensures that no home-site base rent will exceed \$964.37 per month while the Rent Structure is in place; and (iv) ensures that all new entrants to Chelmsford Commons will pay a home-site base rent of \$964.37 while the Rent Structure is in place. The Rent Structure will remain in place until all home-site base rents in Chelmsford Commons become equal, that is, reach \$964.37.

**Who will receive money from the Settlement?** The Settlement also provides for a one-time \$50 per home site payment, to be divided among each person of record who lived at or was otherwise obligated to pay rent to the manager of Chelmsford Commons as of September 13, 2022.

**What am I giving up through the Settlement?** If the Settlement becomes final, and you do not request to be excluded from the monetary portion of the Settlement, then you will be giving up the right to sue, or take other action against, Defendants and all Releasees, as defined in the Settlement Agreement, for claims reasonably related to the subject matter of this class action and for claims in any way related to the Rent Structure. If this happens, you will lose

rights that could have allowed you to take Defendants to court. So, if you have a grievance with the owner or manager of Chelmsford Commons and want to know whether you should give up your rights through this Settlement, you may want to consult with a lawyer.

**Can I get out of the Settlement?** If you do not want money offered by the Settlement, but you want to keep the right to sue Defendants for individual monetary damages, then you must exclude yourself from the monetary portion of the Settlement - also called the Rule 23(b)(3) Class - by December 22, 2022. You can obtain a detailed Settlement Notice, explaining how to request exclusion from the Rule 23(b)(3) Class, by calling the number above or visiting the website above. Even if you exclude yourself from the Rule 23(b)(3) Class, you will still receive the benefit of the new Chelmsford Commons Rent Structure, will be bound by the Settlement and will give up the right to sue, or take other action against, Defendants and all Releasees, as defined in the Settlement Agreement, for claims in any way related to the Rent Structure.

If class members associated with 21 or more home sites opt not to receive the monetary portion of the Settlement, Defendants will have the right to terminate the Settlement. If Defendants terminate the Settlement, they will not be required by the Settlement to implement the new Rent Structure described above or offer monetary compensation to any class member.

**Can I object to the Settlement?** If you are a class member, then you can make a written objection to the Settlement if you do not like some part of it. You must follow the instructions in the Settlement Agreement, or your objection will not be considered by the Court. The objection deadline is December 22, 2022.

**How can I get more information about the Settlement?** This notice offers only the most basic summary of the proposed Settlement. More details are available at [www.ChelmsfordClassActionSettlement.com](http://www.ChelmsfordClassActionSettlement.com) or by calling 1-800-210-1732.