

Revere School Committee Meeting Agenda
June 17, 2025

A Regular Meeting of the Revere School Committee will be held on **Tuesday, June 17, 2025, at 6:00 PM in the Ferrante School Committee Room at Revere High School and via Zoom Webinar.**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83849493368?pwd=BUu90LhpLC7HDjwwdVEdbBLvCiRgt6.1>

Passcode:660588

Watch on Revere School Committee YouTube

<https://www.youtube.com/c/reverseschoolcommittee>

REGULAR MEETING:

1. Pledge of Allegiance/Call to Order
2. Recognition
3. Consent Calendar (Vote Required)
4. Student Representative Report (None)
5. Public Speak
6. Superintendent Report
 - a. “High Fives & Deep Dives Into Learning at the Hill School” - Hill Elementary School
 - b. “RHS School Counseling Presentation” – RPS Guidance Department
 - c. “Paul Revere Innovation Plan Renewal 2025-2030” – Paul Revere Innovation School
 - d. DESE CD Requirements
7. Report of the Sub-Committees
 - a. Ways & Means Subcommittee
 - b. Committee Of the Whole
8. Motions
 - a. Motion from the Committee of the Whole Regarding Student Transportation at the Middle and High School Levels
9. Hearings
 - a. SY2025/2026 Budget
10. Unfinished Business
11. New Business
12. Executive Session
13. Adjournment

Respectfully submitted,

Dianne K. Kelly, Ed.D
Superintendent of Schools

DK/rp

Note: The listed agenda items are those that are reasonably anticipated by the School Committee to be discussed at the meeting. Not all items, in fact, may be discussed, and other items not listed also may be brought up for discussion to the extent permitted by law.

File: BEDH - PUBLIC Comment AT SCHOOL COMMITTEE MEETINGS

All regular and special meetings of the School Committee shall be open to the public. Executive sessions will be held only as prescribed by the Statutes of the Commonwealth of Massachusetts.

The Revere School Committee desires and encourages community members of the district to attend and/or participate its meetings so that they may become better acquainted with the operations and the programs of Revere Public Schools. In addition, the Committee would like the opportunity to hear from the public on issues that affect the school district and are within the scope of the Committee's responsibilities. These matters include the budget for the Revere Public Schools, the performance of the Superintendent, and the educational goals and policies of the Revere Public Schools. Therefore, the Committee has set aside a period of time at each regular School Committee meeting to hear from the public. This time shall be available at every School Committee meeting whether held in person, online, or hybrid (both in person and online).

In order that all citizens who wish to be heard before the Committee have a chance and to ensure the ability of the Committee to conduct the district's business in an orderly manner, the following rules and procedures are adopted consistent with state and federal free speech laws:

1. Members of the public can sign up for public comment starting 15 minutes before each regularly scheduled School Committee meeting and up until the end of the public comment period. Individuals or group representatives can sign up using the sign-in sheet provided by the School Committee and located in the back of the School Committee room. Members of the public who attend the meeting online/remotely can sign up by entering their name into the Zoom chat box. The sign-up sheet and/or online list will be provided to an officer of the Committee just prior to the meeting being called to order and any additional entries will be provided to the officer conducting the roll call for public comment on a rolling basis, until the end of the public comment period.

2. At the start of each regularly scheduled School Committee meeting, individuals or group representatives who have signed up to speak will be invited to address the Committee during its 15-minute public comment period, which shall be known as Public Speak. Public Speak shall occur prior to discussion of Agenda items, unless the Chair determines that there is a good reason for rearranging the order at a public meeting that is unrelated to deterring participation in Public Speak.
3. All speakers are encouraged to present their remarks in a respectful manner.
4. Speakers must begin their remarks by stating their name, town or city of residence, and affiliation. All remarks will be addressed through the Chair of the meeting.
5. Public Speak shall concern items that are not on the School Committee's agenda, but which are within the scope of the School Committee's authority. Therefore, any comments involving staff members or students must concern the educational goals, policies, or budget of the Revere Public Schools, or the performance of the Superintendent.
6. Assuming that four (4) or fewer speakers sign up to engage in public comment, each speaker will be allowed three (3) minutes each to present their material. If five (5) or more speakers sign up to engage in public comment, then each speaker will be allowed two (2) minutes each to present their material.
7. Large groups addressing the same topic are encouraged to consolidate their remarks and/ or select a spokesperson to comment at Public Speak.
8. Copies of public comments shared during the public comment period may be presented in writing to the Committee before the meeting for Committee members to review and for inclusion in the meeting minutes.
9. Speakers may not assign their time to another speaker, and in general, extensions of time will not be permitted. However, speakers who require reasonable accommodations on the basis Revere Public Schools of a speech-related disability or who require language interpretation services may be allotted a total of five (5) minutes to present their material. Speakers must notify the School Committee by telephone or email at least 48 hours in advance of the meeting if they wish to request an extension of time for one of these reasons.
10. The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not Constitutionally protected because it constitutes true threats, incitement to imminent lawless conduct, comments that were found by a court of law to be defamatory, and/ or sexually explicit comments made to appeal to prurient interests. Verbal comments will also be curtailed once they exceed the time limits outlined in paragraphs 5 and 7 of this policy and/ or to the extent they exceed the scope of the School Committee's authority.

Public Comment During Remote or Online Meetings

Should the School Committee hold its public meetings remotely, the process for participating in public comment shall replicate the above as much as possible. The only

difference will be the manner in which those wishing to speak sign up. Members of the public wishing to speak can sign up for public comment at the beginning of the meeting via the chat feature and up until the end of public comment.

Participating in Public Comment Remotely During In-Person Meetings

As the School Committee expands its capacity to utilize online meeting tools that facilitate remote participation in meetings, it aims to identify new ways to expand public participation via remote or online technology, even when a meeting is held in person. This would entail the opportunity to view meetings in a “live stream” mode and submit public comment electronically, to be read aloud during the public comment period, following the procedures outlined above.

State law also provides that: No person shall address a public meeting of a public body without permission of the chair of the meeting, and all persons shall, at the request of the chair, be silent. No person shall disrupt the proceedings of a meeting of a public body. If after clear warning from the Chair, a person continues to disrupt the proceedings, the Chair may order the person to withdraw from the meeting and if the person does not withdraw, the Chair may authorize a constable or other officer to remove the person from the meeting.

Disclaimer: Public Speak is not a time for debate or response to comments by the School Committee. Comments made at Public Speak do not reflect the views or the positions of the School Committee. Because of constitutional free speech principles, the School Committee does not have the authority to prevent all speech that may be upsetting and/or offensive at Public Speak.

SOURCE: MASC

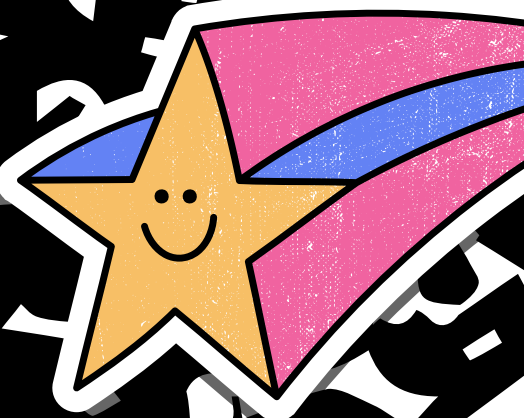
Amended by Revere School Committee: July 2024

C O O L

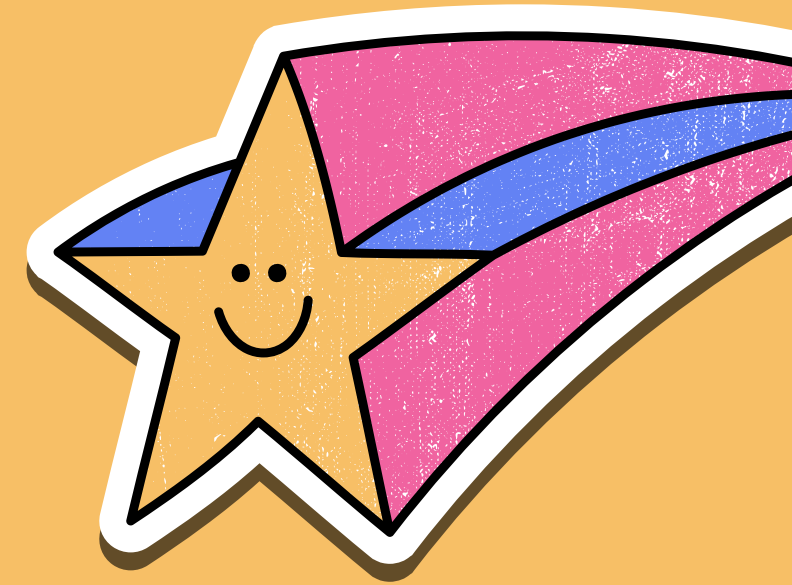
HIGH FIVES & DEEP DIVES INTO LEARNING

At the Hill School

June 17th 2025 - School Committee Meeting



Hill Elementary School Improvement Plan 2024-2025



Initiative/Objective 1.3: Ensure all students feel supported and included in our diverse community.

Non-traditional learning opportunities are available to students.

Increase opportunities for students to contribute to decision making.

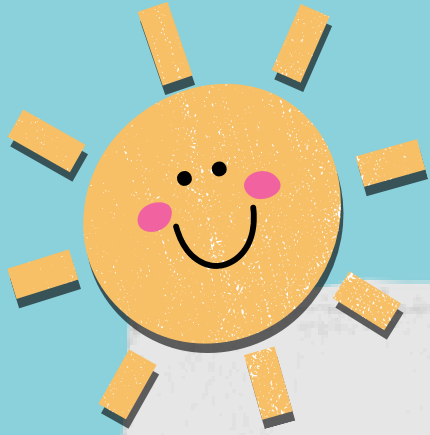
Students will participate in deeper learning that is centered around culture, community, and belonging.

Initiative/Objective 6.4: Ensure teaching practices across classrooms focus on effective, student centered, deeper learning experiences.

Student work consistently reflects critical thinking and problem solving skills, effective and efficient communication.

Classroom instruction requires students to demonstrate knowledge through tasks of high cognitive demand

Classroom practice will show an increase in the incidence of students engaging in deeper learning or students-centered activities.



High-Five Helper Program

Overview:

A peer leadership opportunity during WLN for 5th grade students to:

- ★ promote leadership, empathy, and responsibility.
- ★ foster a stronger school community through cross-grade relationships
- ★ support a positive and inclusive school environment

High Five Helpers Roles/Responsibilities:

- ★ Kindergarten - *provide support in academics*
- ★ Grades 1 & 2 - *assist during lunch and recess & encourage/model safe and positive play.*
- ★ Recycling Crew - *keeping the environment clean*

Grade 5 WLN matched up with the other grades schedule & High 5 Helpers would help 1 - 2 days a week

SUPER



Selection Process & Support Structure

"I work really well with other kids; I'd like to make sure they're having fun learning"
"I want to inspire kids and help them. not make them feel bad about mistakes"
"I am fun energetic, care about safety, report injuries to teachers - games"
"I believe I show this quality at school because I want to make sure no one is left out and that everyone gets a chance to smile and have fun with me and others. I hope I can make learning fun for children. If I were to do something with people, I would want to make sure that everyone can join and have fun with the choice made. I hope to put a smile on everyone's face so they have an opportunity to learn and have fun at the same time"

1

Survey

Student council limited other students from experiencing leadership opportunities

2

Interview Process

Approximately 60 students served as a High Five Helper throughout the year

3

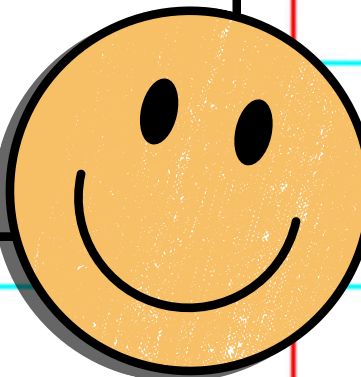
Training and ongoing check ins

Expectations & what does a model student/helper act like & do?

Conflict Resolution

How to solve problems.

1. Ask each student to calm down. Show them how to take a deep breath.
2. One at a time, have each student state what happened. It is helpful if they use an "I feel" statement.
3. Come up with some solutions.
4. For each solution, ask ...
 - a. Is it safe?
 - b. Will it work?
 - c. Is it fair?
 - d. How will people feel about it?
5. Pick the best solution and try it.





High 5 Spotlights!

Shaneury Castillo

Dream



Re-building McMackin Field

Real World Challenge: 4th graders were tasked with planning the renovation of McMackin Field.

During Mayor Visit: Mayor Keefe went over total project cost, timeline & budget, and costs for turf, lighting, labor, etc.

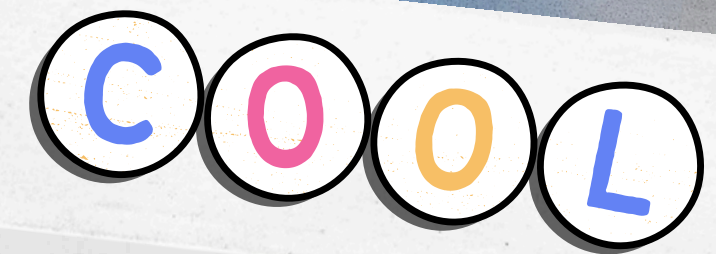
Student Planners:

- Reviewed *detailed cost outlines*
- Made *budgeting decisions* to stay within limits
- Calculated **area & perimeter** for field components

Communication and Critical Thinking:

- Wrote *proposals* for their plans
- Presented and justified decisions in their *speeches*
- Practiced *teamwork, problem-solving, and civic responsibility*

Outcome: *Students applied math, writing, and real-world planning to make learning meaningful—and help reimagine a space in their community.*

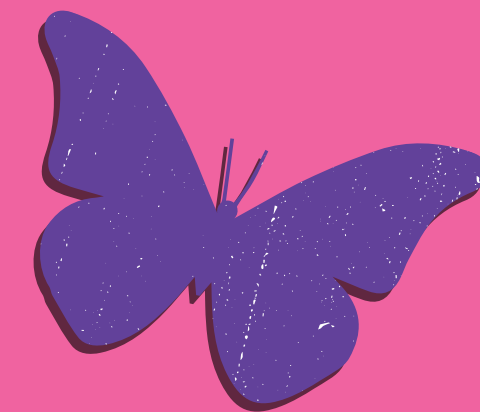
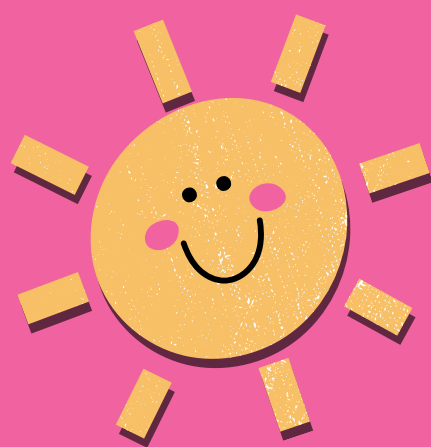


Requirements

- Bathroom
- Landscaping / ground covering
- Employees
- At least 5 pieces of equipment
 - Seating (benches or bleachers) are included in this
- Trash cans

Optional

- Lighting
 - Do you want the park to shut down as soon it gets dark?



Meeting the Mayor & Chief of Planning and Community Development





Student Spotlight!

Amir Hamdaoui
Gennaro Price

Dream





Revere High School School Counseling School Committee Presentation June 17, 2025

School Counseling Goals

Early College Updates & Student Voice

College & Career Highlights

Class of 2025 Future Plans & Celebrations




DIP School Counseling Goals 2024-2025

Provide more robust internship opportunities for all students

More students engage in dual enrollment and early college programs with partner higher learning institutions

Career and Technical programming is expanded through partnerships with the NE Voke & local trade unions

Increase opportunities for students to explore careers and profession



Early College/Dual Enrollment Updates

Early College in 2025-2026

- Class of 2026 - 65 students - 30-42 credits - \$6800-\$9500 savings
- Class of 2027 - 65 students - 18 credits - \$4000 savings
- Class of 2028 - 75 students - 6 credits - \$1300

Next Steps - celebrate cohort 1&2, recruit cohort 3, build out supports at RHS, NSCC (for on campus)

Dual Enrollment - Current Partners: Salem State, Bunker Hill, Franklin Cummings Inst of Technology, Suffolk University



College & Career Highlights

career and alumni panels

17 college, career and trade fairs

over 30 field trips to college & career sites - open to all students

career exploration sessions - Mass Hire

Mass Hire, Passport to College, Minds Matter

financial aid small group and individual workshops

NE Voke Plumbing class



Class of 2025

72% - Attending 2 or 4 year school (31,41%)

24% - Working

3.3% - Undecided

<1% - Armed Services

Higher Education Admissions Highlights All UMASS, Mass State College, BHCC/NSCC

Harvard University
Georgetown University
University of Chicago
Brown University
Northeastern University

Syracuse University
Univ. of Pennsylvania
Tufts University
Stonehill College
Boston University

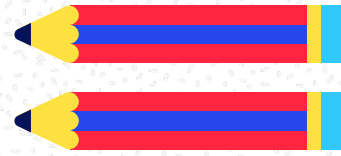
UCONN
Colby College
MCPHS
Franklin Cummings
Boston College

St. Anselm's
UNH
Merrimack
Inst. of Tech
UNH



Paul Revere Innovation Plan Renewal: 2025-2030

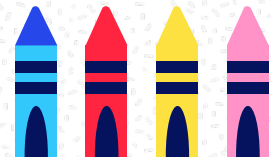
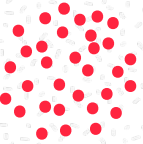
Paul Revere Innovation School
June 17, 2025



With you today...


Moe Coyle, Principal

Bianca Quirk, Assistant Principal








Agenda







Today we will review the five new initiatives that form the foundation of our school's work for the next five years:

1. Purposeful Play in Grades K through 5
 2. The Learning Pit - James Nottingham
 3. Zones of Regulation - Social Thinking
 4. Student-Led Conferences
 5. Revised Club Structure
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Our New Mission Statement

The Paul Revere School is committed to providing an individualized and authentic education to all students in an inclusive setting by:




- Amplifying student identity, voice, and choice
 - Building and maintaining positive relationships within our community
 - Promoting rigorous and relevant learning through innovation and collaboration
 - Fostering a safe and diverse community to cultivate lifelong learners and leaders
- 
- 
- 
- 



Our New Vision Statement



To be an inclusive and innovative community of scholars
who contribute to our society in a meaningful way.



Initiative 1: Purposeful Play In Grades K through 5

DESE refers to play as “what children and young people do when they follow their own ideas, in their own way and for their own reasons” (Lester & Russell, 2008 as cited in Purposeful Play, 2016).

| What is the initiative? | How will it be implemented? | What is the intended outcome? |
|---|--|--|
| All staff in our school will be trained in at least six core playful learning strategies that have been endorsed by DESE and that are part of our Playful Learning Institute Grant program. | Many staff have received in person training already, and those staff will be training their colleagues here at school. We will slowly role this initiative out to different grade levels with the goal of 100% of all classes and content areas integrating these strategies by SY28-29. | Students will develop a love for learning and will be intrinsically motivated to engage with peers and content as they strive to learn and grow. |

Initiative 2: The Learning Pit - James Nottingham

| What is the initiative? | How will it be implemented? | What is the intended outcome? |
|--|--|---|
| All staff in our school have received extensive training with the Learning Pit during the current school year. The Learning Pit will become a universal foundational tool for all planning beginning in SY25-26. | Learning Pit posters will be displayed in all classrooms and referred to throughout instruction. Teachers will use the Learning Pit during lesson and activity planning to ensure students are consistently required to engage in productive struggle. | Teachers and students will develop a common language when navigating complex learning situations. Students will demonstrate perseverance and increased resilience by learning productive struggle is a required part of learning and if something is easy, then you are not learning. |

Initiative 3: Zones of Regulation, Social Thinking

| What is the initiative? | How will it be implemented? | What is the intended outcome? |
|---|---|---|
| All staff and students will be trained with the Zones of Regulation. Students will use these skills for self-monitoring their behavior. | Universal signage will be displayed in all classrooms for reference. Teachers and students will focus on individualized strategies that support students with self-monitoring behavior including de-escalation when dysregulated. | Students will have stronger self-monitoring and self-regulating skills that can be carried with them for life. Teachers will have a toolset that is directly tailored to support individual students in this area. The whole school will have a common language and expectations. |

Initiative 4: Student Led Conferences

| What is the initiative? | How will it be implemented? | What is the intended outcome? |
|--|---|---|
| Over the course of this five-year plan, all staff will transition from traditional parent teacher conferences that focus mostly on communication between adults to, instead, make them student-centered and student-led. | Facilitated by the PRE Family Engagement and Support Committee, we will start out with our Grade 5 team piloting this initiative during the 2025-2026 school year. Relevant data and learnings will be utilized to inform the process as we seek to add one additional grade level each school year over the course of this five year plan. | The desired outcome is to increase student agency by giving students' voice and choice in their learning and fostering a sense of ownership while encouraging them to take initiative in their educational journey. |

Initiative 5: Revised Club Structure

| What is the initiative? | How will it be implemented? | What is the intended outcome? |
|--|---|--|
| There are an insufficient number of opportunities for parents to engage in learning and play alongside their children. | The current club structure will be modified to allow staff to offer clubs that can include parents as participants. | Students and parents will have opportunities to cooperatively explore areas of interest while forming authentic relationships with teachers. |

Sneak Peek at the 25-30 Innovation Plan

Our primary areas of focus for our new Innovation Plan will be:

- Integrate play-based learning opportunities at all grade levels
- Student-led Parent and Teacher Conferences
- Uniform implementation of the Learning Pit and Zones of Regulation across all classrooms
- Revised club structure where staff can invite parents to participate in select clubs as a member.

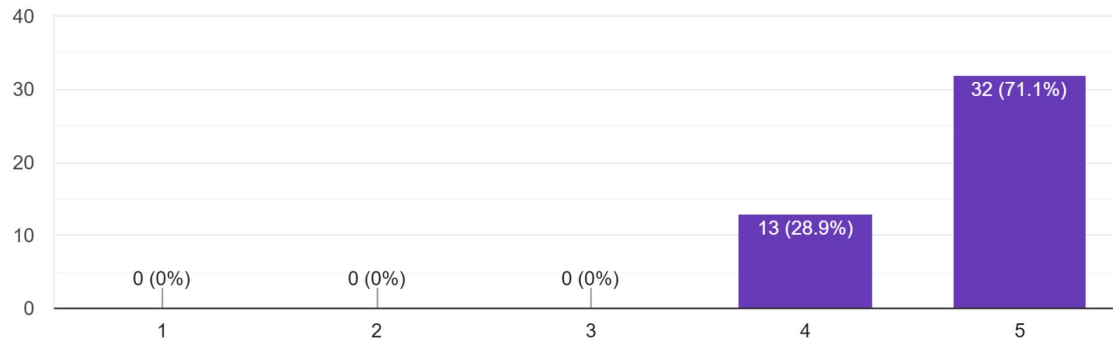
Our finalized 2025-2030 Innovation Plan will be submitted to the School Committee no later than 5/15/2025 so that members can review and then vote on the plan in June.

What are staff saying about the plan?

All questions were rated with a scale of 1 through 5 where 1 represents strongly disagree and 5 represents strongly agree.

The new Innovation Plan effectively supports the new Mission and Vision statements that were created by the ILT.

45 responses

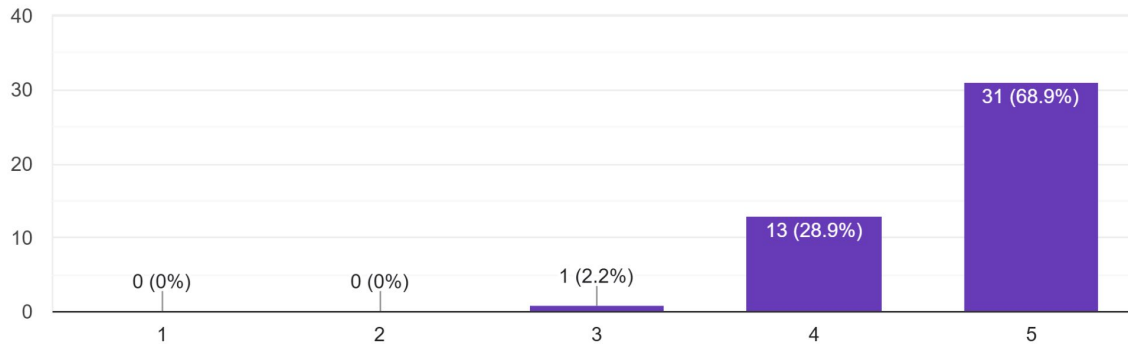


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The new Innovation Plan bolsters staff collaboration around research-based practices that support students' academic and social development.

45 responses

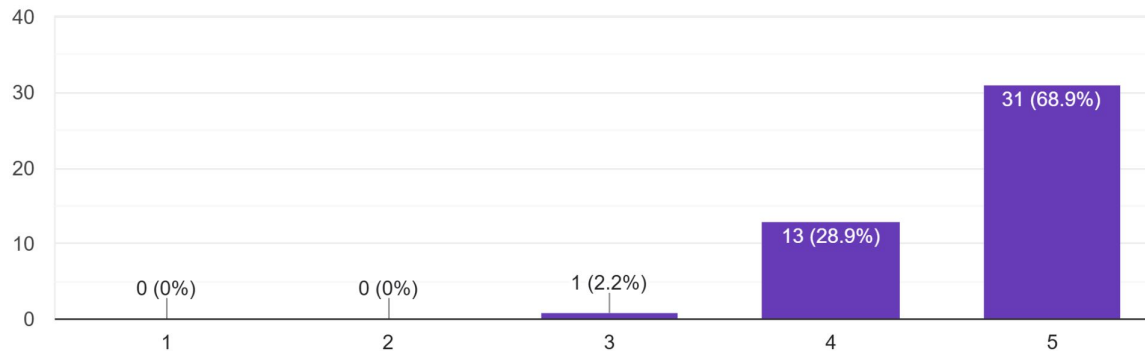


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45 responses






Other Staff Survey Feedback

"I can't wait to be part of playful learning!!!!"

"Curious and excited to see ways we can use initiatives to build student voice/choice and improve academic outcomes!"



"Love the consistent language for SEL through zones- would love to talk more about roll out and adapting curricular resources for Lower El. Thank you!"

"I like how it is strongly focused on student centered learning."

"How are we *hearing* students' voice, as mentioned in the mission statement?"



Additional Resources - Playful Learning

| Title | Purpose | Link |
|--------------------------------------|---|---|
| PLI Grant Hub | Main page that describes all aspects of the grant and includes links to relevant research, etc. | https://www.doe.mass.edu/sfs/earlylearning/pli.html |
| PLI Grant Evaluation | Evaluation report from the first cohort of schools to participate in the grant. | FY 24 Final Evaluation Report — 3 Page Summary |
| A Pedagogy of Play | A book that was put together by Project Zero and Harvard University. This work is foundational to the PLI strategies and beliefs. | A Pedagogy of Play: Supporting Playful Learning in Classrooms and Schools |
| Focus on Early Learning | Boston Public Schools early learning curriculum that was developed and created by BPS. The six core classroom strategies/structures that we will be exploring as part of PLI come from this curriculum. | https://www.bpsearlylearning.org/ |
| Neighborhood Partners | Main page for the organization that will provide our coaching and professional development. | https://www.neighborhoodvillages.org/ |
| NORC at University of Chicago | Main page for PLI Grant research partner that is responsible for program evaluation and outcomes analysis. | https://www.norc.org/ |

Additional Resources

Information about the **Learning Pit** is [HERE](#)

Information about the **Zones of Regulation** is [HERE](#)

The **Innovation Plan** can be found [HERE](#)

The **Innovation Plan Measurable Annual Goals** can be found [HERE](#)



Questions and Answers...

Thanks for having me today! We are happy to answer any questions you have and get back to you with any additional information you request.

LEGAL NOTICES

LEGAL NOTICE
MONTHLY BOARD MEETING

Notice is hereby given in accordance with Section 23A of Chapter 38 of the General Laws, that a meeting of the Revere Housing Authority will be held at 6:30 p.m. on Wednesday, June 18, 2025 at 70 Coolegde Street, Revere, Massachusetts. REVERE HOUSING AUTHORITY
By: Dean Harris
Executive Director

6/4/25 R

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617) 788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU25P1214EA Estate of: William F. Cody, Jr.
Also known as: William F. Cody
Date of Death: 04/10/2025

To all interested persons: A Petition for Formal Adjudication of Intestacy has been filed by Kenneth R. Cody of Malden, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/11/2025.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty days (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: May 30, 2025
Stephanie L. Everett, Esq. Register of Probate
06/04/25 R

LEGAL NOTICE
REVERE PUBLIC SCHOOLS
Public Hearing
Notice is hereby given in accordance with the provisions of Section 38N of Chapter 71 of the Massachusetts General Laws, that the Revere School Committee will conduct a public hearing

on Tuesday, June 17, 2025 at 6:00 PM in the Emmanuel M. Ferrante School Committee Room and via Zoom, located on the first floor of the Revere High School, 101 School Street, relative to the Revere Public Schools proposed Fiscal Year 2025-2026 School Operating Budget. All interested persons will be given the opportunity to be heard for or against the whole or any part of the proposed budget.
6/4/25, 6/11/25 R

LEGAL NOTICE
Action Emergency Management Service, Inc.
1087 Broadway
Revere, MA 02151
P: 781-286-3900
F: 781-286-3924
Call #: 34282
2015 Toyota RAV-4 White
VIN #: 2T3R-FREVF1FW384129
PLATE #: 6SX217 (MA)
Call #: 34257
2006 Honda Accord Blue
VIN #: 1HGC-MS58X6A124941
Call #: 34226
2007 Hyundai Santa Fe Gray
VIN #: 5NMSH73E47H117236
Call #: 34134
2007 Chevrolet Malibu Blue
VIN #: 1G1Z58F57F298522
PLATE #: SYGF41 (MA)
Call #: 34370
2012 Jeep Compass White
VIN #: 1C4JNDBB-7CD522694
PLATE #: 3BWG56 (MA)
Call #: 34348
1994 Toyota Corolla Red
VIN #: 1NXAE-09B0RZ124300
Call #: 34377
2006 Honda Odyssey Gray
VIN #: 5FN-RL38736B432321
Call #: 34393
2004 Chevrolet Express Blue
VIN #: 1GCH-G35U141130607
Call #: 34404
2004 Toyota Highlander Green
VIN #: JTEE-P21A240037816
PLATE #: 1KPH92 (MA)
Call #: 34425
2002 Honda Civic Black
VIN #: 1HGES16592L065618
5/21/25, 5/28/25, 6/4/25 R

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 OPEN DOORS INVESTMENTS LLC to Alpha Real Estate Lending LLC, dated February 9, 2024 and recorded with the Suffolk Registry of Deeds in Book 69879, Page 74 of which mortgage Alpha Real Estate Lending LLC is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 41 Oak Island Street, Revere, MA will be sold at a Public Auction at 1:00 PM on June 26, 2025, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit: The Land referred to here-in below is situated in the County of Suffolk, State of Massachusetts, and is

described as follows: The land with the buildings thereon situated in Revere, Suffolk County, Massachusetts and being shown as Lot "V" on a plan entitled "Plan of Land at Oak Island, Revere, belonging to Walter IL Gleason, Trustee," dated June 21, 1923 and recorded with the Suffolk Registry of Deeds in Book 4481, Page 21, together being bounded and described as follows: SOUTHWESTERLY: by Oak Island Street, forty-two (42) feet; NORTHWESTERLY: by lot was shown on said plan eight four 27/100 (84.27) feet; NORTHEASTERLY: by lot U as shown on said plan, ninety-nine 34/100 (99.34) feet; and SOUTHEASTERLY: by a two foot strip as shown on said plan; thirty-eight 68/100 (38.68) feet. Said parcel is shown as Lot V on said plan. Subject to Access, Driveway & Sewer Easement at Book 14225, Page 5, recorded with Suffolk County Registry of Deeds. Subject to a plan entitled Plan of Land at Oak Island, Revere of Suffolk County Registry of Deeds. Terms of the Sale: Cash, cashier's or certified check in the sum of \$10,000.00 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 in cash or current funds in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Taft & McSally, LLP, 21 Garden City Drive, Cranston, RI 02920 or such other time as may be designated by mortgagee. Other terms to be announced at the sale. Alpha Real Estate Lending LLC Present holder of said mortgage, by its attorney John V. McGreen Taft & McSally, LLP 21 Garden City Drive Cranston, RI 02920 (401) 946-3800
6/4/25, 6/11/25, 6/18/25 R

LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Michael Vasquez, Laura R. Pabon to Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp., dated May 24, 2006 and recorded in the Suffolk County Registry of Deeds in Book 39661, Page 155, as modified by a certain modification agreement recorded on February 21, 2013, and recorded with said Suffolk County Registry of Deeds in Book 51015, Page 166, of which mortgage the undersigned is the present holder, by assignment from: Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp., its successor and assigns to JPMorgan Chase Bank, NA, recorded on February 21, 2013, in Book No. 51015, at Page 164 JPMorgan Chase Bank, N.A. to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC3, Mortgage Pass-Through Certificates, Series 2006-WMC3, recorded on April 23, 2013, in Book No. 51324, at Page 222 U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC3,

Mortgage Pass-Through Certificates, Series 2006-WMC3 to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC3, Mortgage Pass-Through Certificates, Series 2006-WMC3, recorded on October 25, 2024, in Book No. 70730, at Page 288 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 AM on June 27, 2025, on the mortgaged premises located at 27 Fenwick Street, Revere, Suffolk County, Massachusetts, all and singular the premises described in said mortgage, TO WIT: The land in Revere, Suffolk County, Massachusetts, being shown as Lots 111, 112, 113 on a plan entitled "Building Lots at Fenwick Park, situated at Franklin Park, Massachusetts, belonging to Frank V. Stone, Stephen S. Stone, Annie E. Guild, and Ralph E. Stone" dated Boston, Mass., May 1908, H.A. Millhouse, Surveyor, recorded with Suffolk Deeds at end of Book 3299. Said lots are bounded as follows: NORTHEASTERLY by Fenwick Street, seventy-five (75) feet; NORTHWESTERLY by Lot 110, as shown on said plan eighty (80) feet; SOUTHWESTERLY by Lots 94, 95, and 96 as shown on said plan, seventy-five (75) feet; and SOUTHEASTERLY by Lot 114 as shown on said plan, eighty (80) feet. Containing 6,000 square feet of land according to said plan. For mortgagor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 39661, Page 153. These premises 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 in the deed. TERMS OF SALE: A deposit of Fifteen Thousand (\$15,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC3 Present holder of said mortgage By its Attorneys,


HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
20531
6/4/25, 6/11/25, 6/18/25 R

LEGAL NOTICE
Notice is hereby given that Lin & Ben, Inc. d/b/a Jade Asian Restaurant, Xiu Yue Lam, Manager, has made application for transfer of a Wines & Malt Restaurant license from Yutaka, Inc. and a change of license category to All Alcohol. Said license to be exercised at 339 Squire Road, Unit 120, Revere, MA. Requested hours are Sunday - Saturday 11:30 a.m. - 11 p.m., requested seating is 99, and requested entertainment is background music only. A hearing on said application is scheduled for Wednesday, June 18, 2025, at 3:00 p.m. in the Council Chamber (located on the 2nd floor) in Revere City Hall, 281 Broadway, Revere. REVERE LICENSE COMMISSION Robert Selevitch, Chairman Daniel Occena Liliana Monroy
6/4/25 R

LEGAL NOTICE
MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Cynthia Randall to Mortgage Electronic Registration Systems, Inc., as nominee for The New York Mortgage Company, LLC, its successors and assigns, dated December 16, 2005 and recorded with the Suffolk County Registry of Deeds at Book 38740, Page 150, subsequently assigned to OCWEN LOAN SERVICING, LLC by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE NEW YORK MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS by assignment recorded in said Suffolk County Registry of Deeds at Book 52227, Page 55, subsequently assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS by OCWEN LOAN SERVICING, LLC by assignment recorded in said Suffolk County Registry of Deeds at Book 54449, Page 342, subsequently assigned to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II, ITS SUCCESSORS AND ASSIGNS by FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment recorded in said Suffolk County Registry of Deeds at Book 62451, Page 77 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on June 25, 2025 at 33 Avalon Street, Revere, MA, all and singular the premises described in said Mortgage, to wit: a certain parcel of land, together with the buildings and improvements thereon, situated in said Revere and being lots 26, and 27, presently know and numbered as, 33 Avalon Road, and recorded with Suffolk Deeds, at the end of Plan Book 3383 and bounded and described as follows: NORTHWESTERLY by said Road, Fifty and 83/100 (50.83) feet; NORTHEASTERLY by said Avalon Road and Avalon Terrace by a curved junction Twenty-eight and 83/100 (28.83) feet; Easterly by said Avalon

Terrace, Ninety and 83/100 (90.83) feet; SOUTHERLY by Lot 28, Seventy-eight and 42/100 (78.42) feet; SOUTHWESTERLY by Lot 25, Forty-eight and 78/100 (48.78) feet; NORTHWESTERLY by said Lot 25, Fifty and 50/100 (50.5) feet. Containing 6,124 square feet be said measurements and contents more or less and all according to said Plan. The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs. TERMS OF SALE: A deposit of TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE. Other terms, if any, to be announced at the sale. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II Present Holder of said Mortgage, By Its Attorneys, ORLANDS LAW GROUP PLLC PO Box 540540 Waltham, MA 02454 Phone: (781) 790-7800 21-000216
6/4/25, 6/11/25, 6/18/25 R

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617) 788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU25P0933EA Estate of: Mary Stellato Also Known as: Maria Stellato Date of Death: 05/13/2023 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by John Stellato of Winetka, IL requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests



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LEGAL NOTICES


that: John Stellato of Winetka, IL be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration. IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/16/2025.
This is NOT a hearing

date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty days (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required

to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: May 12, 2025
Stephanie L. Everett, Esq. Register of Probate
05/21/25 R

DO YOU NEED TO RUN A LEGAL NOTICE?


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TO SEE IF YOU QUALIFY FOR A FEE WAIVER



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