

Public Notices

**Town of Monson
Zoning Board of Appeals
LEGAL NOTICE**

In accordance with M.G.L. Chapter 40A the Monson Zoning Board of Appeals will hold a Public Hearing, **Thursday, November 16, 2023 at 7:10 P.M.** at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Francis Fijal for a Special Permit to construct a 2 story single-family home with a garage in the basement level on a pre-existing non-conforming lot. The property is located at Hilltop Drive Map 75 and Parcel 71 and is zoned Rural Residential. A copy of the application is on file with the Zoning Board of Appeals and can be viewed during office hours by appointment. Advertised in Palmer Journal Register 10/12/2023 & 10/19/2023. Re-advertised Palmer Journal Register: 11/02/2023 & 11/09/2023. Case No: ZBA2023-09

Ronald Fussell,
Vice Chairman
11/02, 11/09/2023

**Town of Monson
Zoning Board of Appeals
LEGAL NOTICE**

In accordance with Chapter 40A M.G.L. §.11, the Monson Zoning Board of Appeals will hold a Public Hearing **Thursday, November 16th, 2023 at 7:00 P.M.** in the Select Board meeting room at the Town Administration Building, 110 Main Street on the application of Bradford Medeiros 149 Bumstead Road, Monson, MA for a special permit as provided by §6.6 Earth Removal of the Monson Zoning Bylaws to conduct an Earth Removal operation. The property is zoned Industrial and located on Bliss Street, Map 116, Parcel 055. A copy of the application is on file in the Office of the Town Clerk, Zoning Board of Appeals and is available for viewing during regular office hours. Advertised in Palmer Journal Register 10/12/2023 & 10/19/2023. Re-advertised Palmer Journal Register: 11/02/2023 & 11/09/2023. Case No: ZBA2023-09

Ronald Fussell,
Vice Chairman
11/02, 11/09/2023

**Town of Monson
Zoning Board of Appeals
LEGAL NOTICE**

In accordance M.G.L. Chapter 40A the Monson Zoning Board of Appeals will hold a Public Hearing, **Thursday, November 16, 2023, at 7:20 P.M.** at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Jesse Griswold for a Special Permit as required by § 4.1 and §4.2 of the Monson Zoning Bylaws. The applicant seeks to install a 12ft x 24 ft storage shed that is located within the Floodplain District and Water Supply Protection District. The property is zoned Rural Village and located at 19 Chestnut Street, Map 113 and Parcel 55. A copy of the application is on file in the Office of the Town Clerk, Zoning Board of Appeals and available for viewing during regular office hours. Advertised Palmer Journal Register 10/12/2023 & 10/19/2023. Re-advertised Palmer Journal Register: 11/02/2023 & 11/09/2023. Case No: ZBA2023-10

Ronald Fussell,
Vice Chairman
11/02, 11/09/2023

**Town of Wales
Notice of Public Hearing**

In accordance with the provisions of M.G.L. Ch. 40A Section 11, the Planning Board will hold a Public Hearing on **November 20, 2023, at 6:00 p.m.**, at the Wales Senior Center, 85 Old Stafford Rd., Wales, MA 01081. This application was submitted by WSP USA Associates Massachusetts, Inc. on behalf of Sunpin Energy Services, LLC, for a Site Plan Review and Special Permit Application for a proposed ground-mounted solar photovoltaic development located at 40 Sizer Dr. in Wales, MA 01081. Any person interested and wishing to be heard on this application should appear at the said date and time. Copies of the application and plans are available to view at the Town

Clerk's Office and will be made available on the Town of Wales website. (www.townofwales.net) 11/02, 11/09/2023

**TOWN OF PALMER
PUBLIC HEARING
NOTICE
ZONING BOARD OF
APPEALS**

In accordance with the provisions of Chapter 40 A, Section 15 M.G.L. the Palmer Zoning Board of Appeals will hold a Public Hearing on **Thursday, November 30, 2023 at 5:00PM** at the Palmer Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, James McMahon is requesting an administrative appeal from a decision of the Building Inspector dated September 7th, 2023 to deny a building permit in accordance with §171-124(E), which limits the number of Marijuana Retailers in the Town of Palmer to three (3) at any one time. The property is located at 1140 Thordike St. This parcel is also known as Assessor's Map 65, Lot 8.

A copy of the application may be inspected at the Planning Department office in the Administrative Building from 8:30 AM to 4:30 PM Monday through Thursday.

Anyone interested in more information or wishing to be heard on the application can contact the Planning Department at 413-283-2605 or appear at the time and place designated above.

This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotices.org>).

Dennis Fountain, Chairman
Palmer Zoning Board of Appeals
11/09, 11/16/2023

(SEAL)

**THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket Number:
23 SM 004055
ORDER OF NOTICE
To: Laurie A. Bessette**

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (*et seq*):

**Rocket Mortgage, LLC
f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.** claiming to have an interest in a Mortgage covering real property in Palmer, numbered 1026 Chestnut Street, given by Laurie A. Bessette to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., dated September 26, 2019, and recorded in the Hampden County Registry of Deeds in Book 22874, Page 307, 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 **December 11, 2023**, 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 October 30, 2023.
Attest:
Deborah J. Patterson
Recorder
24512
11/09/2023

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 90 Wales Road, Monson, Massachusetts

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by James W Brandt to Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank,

F.S.B. and now held by Bank of New York Mellon Trust Company, N.A. as

Trustee for Mortgage Assets Management Series I Trust, said mortgage dated July 25, 2007, and recorded in the Hampden County Registry of Deeds in Book 16841, Page 279, as affected by an Assignment of Mortgage dated September 29, 2009, and recorded with said Deeds in Book 18007, Page 45, as affected by an Assignment of Mortgage dated December 27, 2021, and recorded with said Deeds in Book 24341, Page 579, as affected by an Assignment of Mortgage dated April 13, 2023, and recorded with said Deeds in Book 24981, Page 315, 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 28, 2023 at 10:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Monson, Hampden County, Massachusetts, containing 22,480 square feet of land as shown on a plan entitled "Plan of Land in Monson, Mass., surveyed for John S. Kilrain, et ux.", dated June 19, 1979 and recorded in Hampden County Registry of Deeds in Book of Plans 185, Page 1, said parcel being more particularly bounded and described as follows: SOUTHWESTERLY by Wales Road as shown on said plan, One Hundred Forty-nine and 49/100 (149.49) feet; NORTHWESTERLY by land now or formerly supposed to be of Donald T. and Marcia t. Degan as shown on said plan, One Hundred Fifty and 00/100 (150.00) feet; NORTHEASTERLY by land now or formerly supposed to be of Howard L. & Pauline J. Hatch as shown on said plan, One Hundred Fifty and 18/100 (150.18) feet; SOUTHEASTERLY by land now or formerly supposed to be of Ralph K. & Margaret T. Shuemaker, One Hundred Fifty and 00/100 (150.00) feet; all of the corner of said parcel being marked by iron pins.

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 Massachusetts Probate and Family Court Hampden Division Docket No. HD03P2511EP1.

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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 22-01785
10/26, 11/02, 11/09/2023

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 87 Lyman Barnes Road, Brimfield, Massachusetts

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Paul L Dirosario, Sr. to Bank of America, N.A. and now held by Bank of America, N.A., said mortgage dated February 21, 2013, and recorded in the Hampden County Registry of Deeds in Book 19798, Page 499, 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 17, 2023 at 10:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage,

to wit:

SITUATED IN THE TOWN OF BRIMFIELD, COUNTY OF HAMPDEN, AND STATE OF MASSACHUSETTS: BOUNDED A CERTAIN PARCEL OF LAND ON THE WESTERLY SIDE OF LYMAN BARNES ROAD, BRIMFIELD, HAMPDEN COUNTY, MASSACHUSETTS KNOWN AND DESIGNATED AS LOT 1A ON A PLAN ENTITLED "PLAN OF LAND IN BRIMFIELD, MASS., SURVEYED FOR DAVID G. & BOGUSIA B. KINDBERG, NOVEMBER 8, 1987, LEWIS & COOK SURVEYORS, INC. WHICH PLAN IS RECORDED IN HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 254, PAGE 117, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND IN THE WESTERLY LINE OF LYMAN BARNES ROAD IN THE SOUTHEASTERLY CORNER OF SAID PARCEL AS SHOWN ON SAID PLAN BEING THE NORTHEASTERLY CORNER OF PREMISES CONVEYED TO THE CHAMBERLAND CORPORATION BY DEED RECORDED IN BOOK 6409, PAGE 199; THENCE, S. 74 DEGREES 54 MINUTES 55 SECONDS W. ALONG LAST NAMED LAND 765.27 FEET TO AN IRON PIN; THENCE N. 11 DEGREES 06 MINUTES 49 SECONDS E. ALONG LAST NAMED LAND AND LAND NOW OR FORMERLY OF BRIMFIELD REALTY CORP. 160.39 FEET TO AN IRON PIN AT LAND NOW OR FORMERLY OF CHARLES J. LUSZCZ AND STATIA J. LUSZCZ; THENCE N. 74 DEGREES 54 MINUTES 55 SECONDS E. ALONG LAST NAMED LAND 654.03 FEET TO AN IRON PIN IN THE WESTERLY LINE OF SAID LYMAN BARNES ROAD; THENCE SOUTHEASTERLY IN A CURVE TO THE RIGHT ALONG SAID ROAD 109.02 FEET TO A POINT; THENCE S. 25 DEGREES 06 MINUTES 30 SECONDS E. ALONG SAID ROAD 41.08 FEET TO THE IRON PIN AT THE POINT OF BEGINNING ALL AS SHOWN ON SAID PLAN, CONTAINING 2.357 ACRES ACCORDING TO SAID PLAN. PARCEL 2 ALSO INCLUDING THE LAND IN SAID BRIMFIELD ON THE SOUTHWESTERLY SIDE OF LYMAN BARNES ROAD AND SHOWN AS LOT 1C ON PLAN OF LAND IN BRIMFIELD SURVEYED FOR RODERICK J. AND SHARON M. CROCHIERE BY LEWIS & COOK SURVEYORS, INC. DATED JULY 26, 1995, RECORDED IN HAMPDEN COUNTY REGISTRY OF DEEDS, BOOKS OF PLANS 295 PAGE 62, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE SOUTHWESTERLY LINE OF LYMAN BARNES ROAD AT A POINT 860 FEET, MORE OR LESS, SOUTHERLY OF THE TOWN LINE BETWEEN BRIMFIELD AND WARREN, AND AT THE SOUTHEASTERLY CORNER OF REMAINING LAND OF SAID CHARLES J. LUSZCZ AND STATIA J. LUSZCZ; THENCE SOUTHEASTERLY ALONG THE LINE OF SAID ROAD ON AN ARC OF 129.11 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 325 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE LINE OF SAID ROAD ON AN ARC OF 32.46 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 400 FEET TO AN IRON PIN AT THE NORTHERNMOST CORNER OF LAND OF SAID RODERICK J. CROCHIERE AND SHARON M. CROCHIERE; THENCE SOUTH 74 DEGREES 54 MINUTES 56 SECONDS WEST 654.03

FEET ALONG LAND OF SAID CROCHIERE TO AN IRON PIN AT LAND NOW OR FORMERLY OF BRIMFIELD REALTY CORP.; THENCE NORTH 11 DEGREES 06 MINUTES 49 SECONDS EAST 167.17 FEET TO AN IRON PIN AT REMAINING LAND OF SAID LUSZCZ; THENCE NORTH 74 DEGREES 54 MINUTES 55 SECONDS EAST 523.45 FEET, CONTAINING 2.0074 ACRES.

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 February 12, 2013, and recorded in Book 19798, Page 495 with the Hampden County 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 Bank of America, N.A.
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 22-07271
10/26, 11/02, 11/09/2023

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 3144 Main Street, Unit 3144, a/k/a 3144 Main Street, Unit 23, Palmer a/k/a Bondsville, Massachusetts

By virtue of the Power of Sale contained in a certain mortgage given by Theresa Mackiewicz to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Movement Mortgage, LLC its successors and assigns and now held by Movement Mortgage, LLC, said mortgage dated December 8, 2021, and recorded in the Hampden County Registry of Deeds in Book 24290, Page 436, as affected by an Assignment of Mortgage dated May 2, 2023, and recorded with said Deeds in Book 24992, Page 225, 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 30, 2023 at 11:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

The unit ("Unit") known as No. 23 in the Riverbend at Bondsville Condominium, Main Street, Bondsville, Hampden County, Massachusetts. The Unit is part of a condominium established by Bondsville Partners, Inc. pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated March 10, 1989 and recorded in Hampden County Registry of Deeds on March 10, 1989 in Book 7115, Page 14, as amended by a First Amended and Restated Master Deed dated and recorded April 17, 1990 in Book 7433 Page 227, said Master Deed as amended being hereinafter referred to as the "Master Deed". The Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in Hampden County Registry of Deeds and on the copy of the portion of said plans showing the Unit is attached hereto and made a part hereof, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A. Said Unit is conveyed with: An undivided 2.8 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common

Elements") attributable to the Unit; The non-exclusive right to use parking spaces, lawn areas and walkways in the lots owned as part of the Common Elements; An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the building in which the Unit is located, or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the Unit, after damage or destruction by fire or other casualty, or after taking in eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Trustees; An easement in common with the owners of other Units to use any pipes, wires, ducts, chimneys, flues conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit; and Any easement to use any deck or patio to which access may be had only through Unit conveyed. Said Unit is conveyed subject to: Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit, now existing as a result of construction of the buildings, or which may come into existence hereafter as a result of settling or shifting of the building in which the Unit is located, or as a result of repair or restoration of the Building or of any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty, or after taking in eminent domain proceedings, or by reason of and alteration or repair to the Common Elements made by or with the consent of the Board of Trustees. An easement in favor of any adjoining Units as a common user of any common steps, entranceways, and hallways (if said steps, entranceway and hallways serve more than one Unit). An easement in favor of the other units to use the pipes, wires, chimneys, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit and serving such other units. The rights in favor of owners of other Units to use the parking lots, lawn areas and walkways owned as party of the Common Elements. The provisions of the Master Deed, Condominium Trust, By-Laws and floor plans of the condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instruments recorded in Hampden County Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein. The provisions of Massachusetts General Law Chapter 183A. Such taxes attributable to the Unit and Common Elements for the current fiscal year which are not yet due and payable. Provisions of existing building zoning laws. The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or members of his or her immediate family or such lessees as may be permitted under the By-Laws, or for no more than two person unrelated by blood or marriage, and no portion thereof may be used as an office or any business whatsoever, whether or not accessory to a residential use.

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 December 8, 2021, and recorded in Book 24290, Page 436 with the Hampden County 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 Bank of America, N.A.
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 22-07271
10/26, 11/02, 11/09/2023

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 Movement Mortgage, LLC
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 23-02184
11/02, 11/09, 11/16/2023

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 Erin Przybycien, Trustee of The 33-35 Ruggles Street Realty Trust to Aura Mortgage Advisors, LLC, dated July 12, 2013 and recorded in Hampden County Registry of Deeds in Book 19918, Page 565 (the "Mortgage") of which mortgage Aura Mortgage Advisors, 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 33-35 Ruggles Street, Palmer (Three Rivers), MA 01080 will be sold at a Public Auction at **12:00 PM on November 27, 2023**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain tract of land, with the buildings thereon, situated on the easterly side of Ruggles Street, in the village of Three Rivers, Town of Palmer, Hampden County, Massachusetts, bounded and described as follows: Beginning at a stone bound in the easterly side of said Ruggles Street, at the southwest corner of the land to be conveyed and at the northwest corner of a private way, sometimes called Wilson Street, running easterly from said Ruggles Street, said stone bound being also forty (40) feet northerly, measured along the easterly side of Ruggles Street, from the northwest corner of land of Michael and Agnes Godak, formerly of James Wilson;

thence northerly along the easterly side of said Ruggles

Street, one hundred (100) feet to a stone bound in line of land formerly of Charles S. Ruggles, now of John and Julia Jaguga;

thence easterly along last named land one hundred sixty-five (165) feet to a stone bound in line of land formerly of said Ruggles, now of Karol Khohowski;

thence southerly along last named land and land of Frank and Anna Lesnewski, one hundred (100) feet to a stone bound in the northerly line of said private way;

thence westerly along the northerly line of said private way; one hundred sixty-five (165) feet to the place of beginning.

Deed from NSP Residential, LLC, to Erin Przybycien, as Trustee of the 33-35 Ruggles Street Realty Trust, to be recorded herewith.

For mortgagor's title see deed recorded with the Hampden County Registry of Deeds in Book 19918, Page 563.

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

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

Other terms to be announced at the sale.

Aura Mortgage Advisors, LLC
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Przybycien, Edward J.
and Lorrie J. Przybycien,
23-042415
11/02, 11/09, 11/16/2023

thence northerly along the easterly side of said Ruggles

Community Newspaper EDITOR WANTED

Turley Publications is looking for a "hands on" energetic candidate who loves telling stories to be the editor for two weekly publications. This position will include managing and coaching a small news staff that will provide the community with a great local newspaper.

The editor will need to cover local government and events while representing the newspaper at public venues.

The successful candidate will have strong community journalism skills and is also expected to gather news and write stories for the two papers as well as for other occasional companywide publications.

This is a job for a self-starter who has a vision for growing and connecting with our valued readers, and who thoroughly enjoys community journalism.

This full-time position with flexible schedule is based in our Palmer office at 24 Water St., this is not a remote position.

Qualifications should include:

- Bachelor's degree or equivalent experience
- Willingness to mentor a staff writer and correspondents
- Editing experience and ability to write clean copy in a fast-paced, deadline-driven environment
- Proficiency in Associated Press style
- Management experience and/or experience managing content for a print publication.

Please send resume and writing examples to:
Eileen Kennedy, Executive Editor
24 Water St., Palmer, MA 01069
or email directly to
ekennedy@turley.com

Public Notices

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 Jean R. Rodich to Wells Fargo Bank, N.A., dated December 6, 2006 and recorded in Hampden County Registry of Deeds in Book 16382, Page 545 (the "Mortgage") of which mortgage Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Cascade Funding Mortgage Trust HB4 dated June 5, 2023 and recorded at said Registry of Deeds in Book 25136, Page 572, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 37 Bridge Street, Monson, MA 01057 will be sold at a Public Auction at **1:00 PM on November 27, 2023**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

Certain real estate situated in Monson, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at an iron pin in the westerly side of Bridge Street, in said Monson, at the southeasterly corner of land now or formerly of Wiktorya Holda, and running thence S. 13 degrees 42' 00" W., along said Bridge Street, one hundred thirty-six and 75/100 (136.75) feet to an iron pin at land now or formerly of Horace D. Moulton;

thence running N. 87 degrees 30' 30" W. along said last named land, twenty-five and 57/100 (95.57) feet to an iron pin; thence running S. 89 degrees 17' 30" W. along said last named land, twenty-two and 90/100 (22.90) feet to an iron pin at land of Lawrence and Theresa cooling;

thence running N. 6 degrees 25' 00" W. along said Cooling land, one hundred seventy-three and 90/100 (173.90) feet to an iron pin at the corner of land of said Holda; thence running S. 49 degrees 39' 00" E. along said Holda land, one hundred forty-five and 18/100 (145.18) feet to an iron pin;

thence running N. 40 degrees 16' 00" E. along said Holda land, seventy and 30/100 (70.30) feet to an iron pin; thence running S. 76 degrees 18' 00" E. along said Holda land, fourteen and 67/100 (14.67) feet to Bridge Street at the place of BEGINNING.

Subject to any conditions, covenants, easements and restrictions of record insofar as the same are in force and applicable.

For title reference, see Book 3656 and Page 82.

For mortgagor's title see deed recorded with the Hampden County Registry of Deeds in Book 3656, Page 82.

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

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

Other terms to be announced at the sale.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB4
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Rodich, Jean R.
23-041931
11/02, 11/09, 11/16/2023

Springfield, MA 01103
(413)748-7758
Docket No. HD23P0556EA
Estate of:
Frank Walter Spelko
Also known as:
Frank Spelko,
Frank W Spelko
Date of Death: 01/16/2023
**CITATION ON
PETITION FOR
FORMAL
ADJUDICATION**
To all interested persons:
A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by Lorraine D Spelko of Palmer, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Lorraine D Spelko of Palmer, MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding.

To all interested persons:
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The Petitioner requests that: **Lorraine D Spelko of Palmer, MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding.

**Commonwealth of Massachusetts
The Trial Court
Hampden Probate and Family Court
50 State Street**

ing. 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 11/30/2023.**
This is **NOT** a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, HON. Barbara M Hyland, First Justice of this Court.
Date: November 01, 2023
Rosemary A. Saccomani
Register of Probate
11/09/2023

Please check the accuracy of your legal notice prior to submission (i.e., date, time, spelling). Also, be sure the requested publication date coincides with the purpose of the notice, or as the law demands. Thank you.

Classifieds

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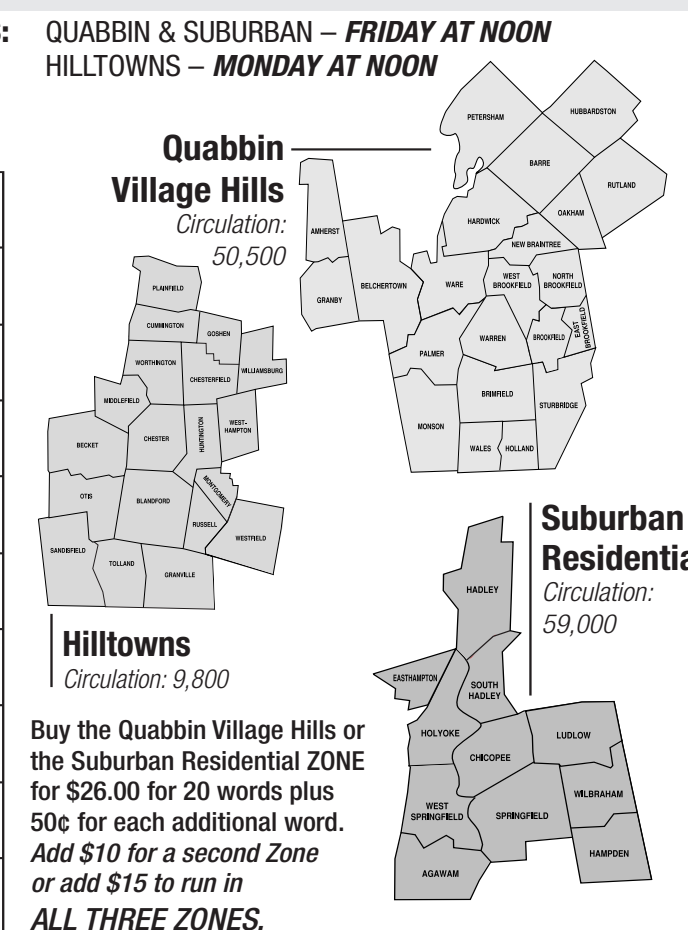
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