

# Public Notices

## PALMER PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, Section 6 M.G.L., the Planning Board will hold a public hearing on **Monday, December 18, 2023 at 7:00PM** in the Town Administrative Building, 4417 Main Street, Palmer, MA.

The applicant, James Rocca, is seeking a Finding under section 171.83K for the alteration of a pre-existing non-conforming structure or use other than a one-family or two-family dwelling at the property 1417 Park Street Palmer MA. The applicant proposes to construct 2 additional units within the existing footprint of the motel. This parcel is also known as Assessor's Map 2, Lot 95.

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>).

Michael Marciniac, Chairman  
11/30, 12/07/2023

## PUBLIC NOTICE Massachusetts Department of Environmental Protection Division of Wetlands and Waterways 100 Cambridge Street, Suite 900 Boston, MA 02114

Pursuant to 33 U.S.C. 1341 and M.G.L. c. 21 §43 and 33 U.S.C. 1341 M.G.L. c. 21 § 26 - 53, notice is given of a 401 Water Quality Certification application for the replacement of Bridge No. M-27-015 carrying Wales Road over Conant Brook in the Town of Monson by the Massachusetts Department of Transportation - Highway Division, 10 Park Plaza, Room 7360, Boston, MA 02116. The project includes bridge replacement and roadway approach work. Additional information may be obtained from the Massachusetts Department of Transportation - Highway Division at the above address, Attention Courtney Walker or by emailing [courtney.walker@dot.state.ma.us](mailto:courtney.walker@dot.state.ma.us). Written comments should be sent to Heidi Davis, MassDEP Wetlands Program, 100 Cambridge Street, Suite 900, Boston, MA 02114 or [heidi.davis@mass.gov](mailto:heidi.davis@mass.gov) within 21 days of this notice.

Any group of ten per-

sons, any aggrieved person, or any governmental body or private organization with a mandate to protect the environment who submits written comments within 21 days of this notice may appeal the Department's Certification. Failure to submit written comments before the end of the public comment period may result in the waiver of any right to an adjudicatory hearing.  
12/07/2023

## LEGAL NOTICE REQUEST FOR QUALIFICATIONS (RFQ) OWNER'S PROJECT MANAGER SERVICES

The Town of Monson (the "Owner") is seeking the services of a qualified "Owner's Project Manager" as defined in Massachusetts General Laws Chapter 149, § 44A½(c) and as further defined by provisions stated in the RFQ to provide Project Management Services for the construction, demolition, addition to and/or renovation of the Monson Fire Station (the "Proposed Project"), located at 200 Main Street, Monson, Massachusetts.

The Town of Monson is requesting the services of an Owner's Project Manager to represent the Owner during the creation of construction documents, bid and award, construction, demolition, addition to and/or renovation phases of the contract, to include continued Project Management Services through, construction, and final closeout of the Proposed Project. The estimated total project cost is \$6.6 million. The Owner's Project Manager fee will be negotiated.

A voluntary informational meeting and site inspection will be conducted on December 8, 2023 at 2:00PM at the Monson Fire Station located at 200 Main Street, Monson, Massachusetts, 01057.

The complete RFQ may be obtained after December 1, 2023, electronically by contacting [jwolowicz@monson-ma.gov](mailto:jwolowicz@monson-ma.gov)

Submissions are due no later than **11:00 AM, Friday, December 22, 2023**. The bid envelope shall be clearly marked:

**Town of Monson RFQ - Owner's Project Manager (OPM) Services - Fire Station Renovation Project**

Sealed qualification, appropriately marked will be publicly opened and taken under advisement

in the Town of Monson Small Conference Room, Town Offices, 110 Main Street, Monson, MA 01057. The Town reserves the right to reject any and all responses, to waive informalities and to award in the best interest of the Town. All questions regarding this RFQ should be directed:

Jennifer L. Wolowicz, Town Administrator  
Monson Town Offices  
110 Main Street  
Monson, MA 01057

[jwolowicz@monson-ma.gov](mailto:jwolowicz@monson-ma.gov)  
413-267-4101

Minority and female owned businesses are encouraged to bid.

The Town of Monson may cancel this RFQ or reject in whole or in part any and all proposals, if they determine that cancellation or rejection serves the best interest of the Town of Monson.  
12/07/2023

## Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD23P2442EA Estate of: Alicia W Richards Also known as: Alicia Ann Richards Date of Death: 08/03/2023 CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Elizabeth Brown of Monson, 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: **Elizabeth Brown of Monson, MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

**IMPORTANT NOTICE**  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m. on the return day of 12/29/2023.**

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: December 01, 2023  
**Rosemary A. Saccomani**  
Register of Probate  
12/07/2023

## COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT DOCKET NO. 23 SM 004402 ORDER OF NOTICE TO:

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

**Mortgage Assets Management, LLC** claiming to have an interest in a Mortgage covering real property in **Palmer, numbered 46 Meadowbrook Lane, Unit No. 46, of the Meadowbrook Green Condominiums**, given by **Lynne R. Riendeau to Wells Fargo bank, N.A.**, dated **March 26, 2008**, and recorded in **Hampden County Registry of Deeds in Book 17221, Page 319**, 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 **1/15/2024** 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 11/28/2023.  
Attest:  
**Deborah J. Patterson**, Recorder  
12/07/2023

## Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD23P2437EA Estate of: Steven Paul Robert Also known as: Steven P. Robert Date of Death: 08/16/2023 CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Gloria J. Salemi of Monson, 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: **Gloria J. Salemi of Monson, MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

**IMPORTANT NOTICE**  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m. on the return day of 12/28/2023.**

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 30, 2023  
**Rosemary A. Saccomani**  
Register of Probate  
12/07/2023

## COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT HAMPDEN, Div. Probate & Family Court Dept. HD23E0053PP

To **Mona L. Rock of Palmer, in the County of Hampden, and to all other persons interested.**

A petition has been presented to said Court by **Gilbert Ocasio**, of Belchertown, in the County of Hampshire, representing that they hold as joint tenants in an undivided part or share of land lying in **Palmer, in the County of Hampden, setting forth that they desire that all of said land may be sold at a private sale or public auction for not less than Three Hundred Forty-Seven Thousand (\$347,000.00) Dollars**, and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof after full adjudication of the equitable claims contained in said petition and supplemental memorandum filed with the Court.

If you desire to object thereto, you or your attorney, should file a written appearance in said Court at Springfield before ten o'clock in the morning on the **seventeenth day of January 2024**, the return day of this citation.

Witness, **BARBARA M. HYLAND**, Esquire, First Justice of said Court, this 17th day of November 2023.  
**Rosemary A. Saccomani**  
Register  
12/07, 12/14, 12/21/2023

## COMMONWEALTH OF MASSACHUSETTS SALE OF REAL ESTATE UNDER M.G.L.c.183A:6

By virtue of Judgment and Order of the Palmer District Court (Docket No. 2243CV319), in favor of **BOARD OF DIRECTORS OF THE WOODRIDGE PLACE CONDOMINIUM ASSOCIATION** against **AMANDA SAWICKI, ET. AL.** establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as **UNIT #5, 18 PALMER ROAD of the WOODRIDGE PLACE CONDOMINIUM** for the purposes of satisfy-

ing such lien, the real estate is scheduled for Public Auction at 12:00 O'CLOCK NOON ON THE 5TH DAY OF JANUARY, A.D. 2024, AT UNIT 5, 18 PALMER ROAD, MONSON, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

The property located in Monson, Hampden County, Massachusetts, commonly known as Unit 5, 18 Palmer Road, and being designated as Unit No. 5 (the "Unit") of Woodridge Place Condominium (the "Condominium"), created pursuant to Master Deed dated October 30, 1990, and recorded with the Hampden County Registry of Deeds on October 31, 1990, in Book 7579, Page 402. Said Unit is shown on the floor plans filed with the said Master Deed.

The Unit is conveyed together with an undivided 17.05% proportionate interest in the Common Areas and facilities described in said Master Deed.

The Unit is conveyed subject to, and with the benefit of, the provisions of said Chapter 183A of the General Laws, as amended; the provisions, easements, agreements, restrictions, and covenants of the Condominium; the provision of the Master Deed (as amended) and the By-laws of said Condominium, as they may be amended from time to time.

The Unit is intended for residential purposes and other uses permitted by the applicable zoning ordinance and as set forth in the Master Deed.

Subject to and with the benefit of, easements for encroachment, and maintenance, repair, replacement, and use of all common elements located within said Units, in common with all other Units and common elements.

Subject to and together with those rights, exceptions, takings, easements, and other encumbrances as referred to in the hereinabove Master Deed.

For Grantor's title see deed to **AMANDA SAWICKI** dated December 13, 2013 and recorded with the Hampden County Registry of Deeds in Book 20135, Page 590.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

**TERMS OF SALE:**  
1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand (\$5,000.00) Dollars for the unit shall be payable at the Auction.

1. The balance of the purchase price is to be paid within thirty (30) days of the auction.

2. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.

3. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.

4. No representation is or shall be made as to any amount of taxes due and out-

standing.  
5. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.

6. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.

7. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is".

8. Other items, if any, shall be announced at the sale.

8. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Dean T. Lennon, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

## THE WOODRIDGE PLACE CONDOMINIUM ASSOCIATION,

For the Trustees,  
By its Attorneys  
**MARCUS, ERRICO, EMMER & BROOKS, PC**

Dean T. Lennon, Esq.  
BBO#668031  
45 Braintree Hill Office Park, Suite 107  
Braintree, MA 02184  
(781) 843-5000  
12/07, 12/14, 12/21/2023

## COMMONWEALTH OF MASSACHUSETTS HAMPDEN, SS. SUPERIOR COURT DEPARTMENT OF THE TRIAL COURT CIVIL ACTION NO. 2379CV00565

**JOSHUA D. CASPER and RICHARD A. HACKER, Trustees of the CASPER-HACKER REALTY TRUST** dated December 29, 2020, PLAINTIFFS

vs. **MAUREEN A. CASPER**, individually and as Trustee of the **DR. LEE S. CASPER MONEY PURCHASE PLAN** dated August 1, 1978, and such persons, if any, unascertained, not in being, unknown, within or without the Commonwealth, or who cannot be served with process, their heirs or legal representatives or such other persons as shall become their heirs, devisees or appointees, **DEFENDANTS**

## ORDER OF NOTICE

This cause came on to be heard upon the motion of the Plaintiff, praying for an order of notice and thereupon consideration thereof, it is

## The Commonwealth of Massachusetts Town of Wales Rebecca R. Smith, Collector of Taxes Office of the Collector of Taxes Notice of Tax Taking

To the owners of the hereinafter described land and to all others concerned

You are hereby notified that on Monday, December 18, 2023, at 10:00 A.M. at the Tax Collectors Office, PO Box 22, 3 Hollow Road, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the Town of Wales the following parcels of land for non-payment of the taxes due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

Assessed To **DECORIE DONNA**  
A parcel of land with any buildings thereon, approximately 16304 Square Feet located and known as 11 SHORE DR II shown on the Town of Wales Assessors Records as Parcel Identifier 100.0-2850-0011.0 and being part of the premises recorded in book 20939 on page 105 in the Hampden Registry of Deeds.  
2021 Tax \$3,696.61

Assessed To **WORTH DAVID W.**  
A parcel of land with any buildings thereon, approximately 13068 Square Feet located and known as 6 CHURCH ST shown on the Town of Wales Assessors Records as Parcel Identifier 100.0-1230-0006.0 and being the premises recorded in book 16814 on page 530 in the Hampden Registry of Deeds.  
Supposed Present Owner C/O **PALCALE KEVIN M AND AMANDA M**  
2021 Tax \$275.94

12/07/2023

**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.**

## Early Deadlines

for all LEGAL NOTICES...

**All Papers Will Deadline Thursday, Dec. 21 at Noon for Publication Dec. 25-29**

*Happy Holidays!*

*Happy New Year!*

**All Papers Will Deadline Thursday, Dec. 28 at Noon for Publication Jan. 1-5**

This paper publishes birth, engagement, wedding and significant anniversary announcements free of charge. Simply log on to our web site, choose the paper you want the announcement to appear in, then use our SUBMISSION link to email your information.



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