

# Public Notices

**Town of Wales Conservation Commission Notice of Public Hearing**  
 In accordance with the Wetland Protection Act, Chapter 131, Section 40, a Public Hearing will be held by the Wales Conservation Commission on **December 20th, 2023** at the Wales Senior Center (Old Stafford Rd. Wales, MA) at **6:00 PM**, for a Notice of Intent filed by Dan Wilder, Norcross Wildlife Foundation, located at 30 Peck Rd., Wales, MA 01081, for a prescribed spring burn within the project site of Chapin Meadow. Please contact the Conservation Commission if you have any questions. 413-245-7571 x101 or conservation@townofwales.net 12/14/2023

**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 Alycar Investments, LLC, to Probuilder Financial, LLC, dated March 17, 2022, and recorded with the Hampden Registry of Deeds in Book 24455 at Page 592, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **10:00 A.M. on the 5th day of January 2024**, at 75-77 Beaumont Street, Springfield, MA 01108, all and singular the premises described in said mortgage.

To wit:  
 Parcel 2  
 2041-2043 High Street, Palmer, Massachusetts  
 The land with the buildings thereon situated at 2041-2043 High Street, Palmer, Hampden County, Massachusetts, bounded and described as follows:  
 A certain tract of land, with the buildings thereon situated in the Village of Three Rivers, in said Palmer, bounded and described as follows:

**BEGINNING** on the Southerly side of High Street at a stone bound at the Northeasterly corner of land formerly of one Powell, thence  
**SOUTHERLY** on land formerly of said Powell 118.60 feet to a stone bound at land now or formerly of the Otis Company; thence  
**EASTERLY** on line of land now or formerly of the Otis Company 72 feet to a bound; thence  
**NORTHERLY** on land now or formerly of Joseph W. Cheney to said High Street 73 Feet easterly from the first mentioned bound; thence  
**WESTERLY** on said street 13 feet to the first mentioned bound;  
**ALSO**, a certain other tract of land situated in the Village of Three Rivers, in said Palmer, lying next Southerly on the tract above described, as follows:  
**BEGINNING** at a

bound at the Southeast corner of the tract above described and at the Southwest corner of land now or formerly of J. William Cheney; thence  
 S. 22° E. along land now or formerly of the Otis Company 33 feet to a stake; thence  
 S. 74° W. along land now or formerly of the Otis Company 72.17 feet to a stake in line of land formerly of one Powell; thence  
 N. 23° W. 33 feet along last-named land to a stone bound in line of above-described tract; thence  
 N. 74° E. along last-named land 72.42 feet to the place of beginning.  
 Being the same premises conveyed to Mortgagor by Deed recorded with the Hampden County Registry of Deeds in Book 24417, Page 498.  
 Parcel 3  
 75-77 Beaumont Street, Springfield, Massachusetts  
 The land in Springfield, Hampden County, Massachusetts, situated on the easterly side of Beaumont Street in said Springfield and being known as Lot #21 (twenty-one) as shown on a plan of lots recorded in Hampden County Registry of Deeds, Book 530, Page 601; said premises are bounded as follows:

Beginning on the Easterly side of Beaumont Street at the Southwesterly corner of land now or formerly of one Kirby; thence Southerly on Beaumont Street, fifty (50) feet; thence Easterly parallel to the southerly line of said land now or formerly of said Kirby, one hundred (100) feet; thence Northerly parallel to Beaumont Street, fifty (50) feet; thence Westerly on said land now or formerly of said Kirby, one hundred (100) feet to the place of beginning.  
 Subject to sewer rights granted the City of Springfield by instrument dated June 9, 1899 recorded as aforesaid in Book 601, Page 513.  
 Being the same premises conveyed to Mortgagor by Deed recorded with the Hampden County Registry of Deeds in Book 24384, Page 285.  
 The foreclosure sale is meaning and excepting to exclude the premises described in said mortgage as Parcel 1, 304-206 Main Street, Springfield, Massachusetts.  
 Premises to be sold and conveyed subject to and with the benefit of all rights, restrictions, 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 five thousand dollars (\$5,000) 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 wire transfer to Demerle Hoeger LLP, 10 City Square, 4th Floor, Boston, MA 02129 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.  
**Other terms, if any, to be announced at the sale.**  
 Probuilder Financial, LLC, Present holder of said mortgage,  
 By its Attorneys, Demerle Hoeger LLP  
 10 City Square, 4th Floor  
 Boston, MA 02129  
 (617) 337-4444  
 12/14, 12/21, 12/28

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD23P2466EA**  
**Estate of: Robert Francis Finnegan Also Known As: Robert F. Finnegan Date of Death: 08/25/2023 INFORMAL PROBATE PUBLICATION NOTICE**  
 To all persons interested in the above captioned estate, by Petition of Petitioner **Deborah C Finnegan of Monson, MA** a Will has been admitted to informal probate.  
**Deborah C Finnegan of Monson, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.  
 The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
 12/14/2023

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD23P2421EA**  
**Estate of: David C Kuzmeski Date of Death: November 6, 2023 INFORMAL PROBATE PUBLICATION NOTICE**  
 To all persons interested in the above-captioned estate, by Petition of Petitioner **Roger P Lipton of Whately, MA** a Will has been admitted to informal probate.  
**Roger P Lipton of Whately, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.  
 The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
 12/14/2023

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD23P2421EA**  
**Estate of: Robert Francis Finnegan Also Known As: Robert F. Finnegan Date of Death: 08/25/2023 INFORMAL PROBATE PUBLICATION NOTICE**  
 To all persons interested in the above captioned estate, by Petition of Petitioner **Deborah C Finnegan of Monson, MA** a Will has been admitted to informal probate.  
**Deborah C Finnegan of Monson, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.  
 The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
 12/14/2023

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. 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 The Trial Court Probate and 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

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

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 The Trial Court Probate and Family Court Hampden Division 50 State Street Springfield, MA 01103 (413)748-7758**  
**TRUST CITATION Docket No. HD23P2279PO**  
**Eileen M Worthing Irrevocable Trust In the matter of: General Trust Petition**  
 To all interested persons: A Petition has been filed by: **William J Flynn of San Antonio, TX** requesting that the Court order the trustees to furnish an account of the trust, provide to the petitioner, beneficiary an inventory of the assets of the trust, set a date certain by which Trustees shall be required to make final distributions of the assets of the Trust, all as more fully set forth in said petition.  
**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 01/12/2024.**  
**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 date, action may be taken without further notice to you.**  
 WITNESS, Hon. **Barbara M Hyland**, First Justice of this Court.  
 Date: December 07, 2023  
**Rosemary A. Saccomani** Register of Probate  
 12/14/2023

**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.**

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.

**birth announcements** | **engagement announcements** | **wedding announcements**

www.turley.com

**NESCO SALES INC.**  
**COMPLETE AUTOBODY CENTER**  
 Your Safety is Our Top Priority  
 RS #1688

- All vehicles are sanitized before and after repairs
- Pick-Up & Delivery Services Available
- Collision Specialists

Call Us to Arrange a Free Estimate following Social Distancing Guidelines

We Handle ALL Insurance Claims

91 State St., Bondsville, MA **283-6403** www.nescoautobody.com

**The Journal Register**  
 It's easier than ever to **SUBSCRIBE** to your hometown paper.  
 Visit journalregister.turley.com and click on SUBSCRIPTIONS!  
 You can also browse our archives, submit your news and view our facebook feed all from the same page!

Home Who We Are Contact Us Find Us Advertising Classifieds Submissions Turley Publications Turley Sports Archive **SUBSCRIPTIONS**

**Early Deadlines**  
 for all LEGAL NOTICES...

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

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

**Happy Holidays!**

**WE'VE EXPANDED OUR WEB SITE**  
**PUBLIC NOTICES ARE NOW ONLINE**

- 1 Email all notices to notices@turley.com
- 2 Access archives and digital tear sheets by newspaper title.
- 3 Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

Public notice deadlines are Mondays at noon, Fridays noon for Monday holidays.

visit **www.publicnotices.turley.com**