## 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

BEGINNING o 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

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

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;

S. 74° W. along land no 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

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 fol-

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

The foreclosure sale is meaning and excepting to exclude the premises described in said mortgage as Parcel 1, 304-206 Main Street, Springfield,

Premises to 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

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 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** 

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

Ordered, and Adjudged that an order of notice issue to said Defendants, MAUREEN A. CASPER, individually and as Trustee of the DR. LEE S. CASPER 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, whose last known address was 920 Union St. Duxbury, Massachusetts, by publishing an attested copy of this order once each week for three consecutive weeks in the Journal Register, a newspaper published in the County of Hampden, at least fourteen days before the eleventh (11th) day of January next, and that said Defendants do cause written appearance to be entered and **PUBLICATION NOTICE** written answers or other lawful pleadings to be filed in the office of the Clerk of said

Court at Springfield in said County of Hampden on or before the said the eleventh (11th) day of January next. If Defendants fail to do so, probate. judgment by default will be taken against them for relief

demanded in the complaint. Unless otherwise provided by Rule 13(a) your answer must state as a counterclaim any claim which you have against the Plaintiff which arises out of the transaction or occurrence that is the subject matter of the

claim in any other action. Entered: 11/30/23 Brian R. Dolaher Asst. Clerk/Magistrate 12/07, 12/14, 12/21/2023

Plaintiffs claini or you will

be barred from making such

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 in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petiformal 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 Pet-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

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

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 in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to 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 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 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 satisfying 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 fol-

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 sion of the Master Deed (as amended) and the By-laws of said Condominium, as they may be amended from 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 ele-

ments

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 pur-

chase 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

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 outstanding.

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 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 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

WITNESS, Hon. Barbara M Hyland, First Justice of this Court. Date: December 07, 2023 Rosemary A. Saccomani

Register of Probate

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.

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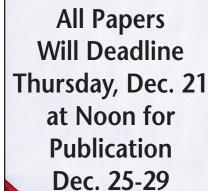
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Early Deadlines for all LEGAL NOTICES...



Happy Holidays!



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