

Police/Fire

PALMER CONSERVATION COMMISSION PUBLIC HEARING NOTICE

In accordance with the Wetland Protection Act of the General Laws of the Commonwealth of Massachusetts, Chapter 131, Section 40, and the Town of Palmer Wetlands Ordinance, Chapter 143, the Palmer Conservation Commission will hold a public hearing on **Tuesday, January 2, 2024 at 7:00 PM** on the application of Marc & Linda Pelissier c/o Sherman & Frydryk Land Surveying and Engineering, of 3 Converse Street, Suite 203, Palmer, MA 01069.

The applicant has submitted a Notice of Intent for activities associated with the proposed construction of a 20'x30' accessory building. Work is proposed to occur within the 100-foot buffer zone and 50-foot No-Disturb Zone to Bordering Vegetated Wetland.

The project site is located at 1063 Ware Street, Thorndike, Palmer MA 01069. Assessor's Map 31 Parcel 22.

Any interested persons wishing to be heard on the application should appear at the time and place designated. A copy of the application and plan may be inspected at the Palmer Town Hall in the Conservation Commission Office, 4417 Main Street, Palmer, MA 01069 or contact the office at 413-283-2687.

Donald Blais, Jr., Chair, Palmer Conservation Commission
12/21/2023

PALMER PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a public hearing on **Monday, January 8, 2024 at 7:00 PM** in the Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, Justin Dias, is seeking a Site Plan Approval as allowed under section 171-29 to demolish a portion of the existing building and expand portion of the building's existing face at the property located at 2022-2026 Main Street, Three Rivers MA. This parcel is also known as Assessor's Map 70 Lot 86.

A copy of the application may be inspected at the Planning Department office in 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
12/21, 12/28/2023

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue 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 Northeastly 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, 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 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, 12/28/2023

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 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 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, 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 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, 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 Plaintiffs claim or you will be barred from making such claim in any other action.

Entered: 11/30/23
Brian R. Dolaher
Asst. Clerk/Magistrate
12/07, 12/14, 12/21/2023

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD23A0152AD

In the matter of: Jaxson Dominick Daley CITATION G.L.c. 210, §6

TO:
Eric Duval

any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

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

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD23A0153AD

In the matter of: Jaxson Dominick Daley CITATION G.L.c. 210, §6

TO:
Eric Duval

any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said Court by

Angela Edgerton of Monson, MA Daniel Edgerton of

Monson, MA requesting for leave to adopt said child and that the name of the child be changed to

Jaxson Dominick Edgerton

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3.10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT Springfield ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) ON: 02/12/2024.

WITNESS, Hon. **Barbara M Hyland**, First Justice of this Court. Date: December 11, 2023

Rosemary A. Saccomani Register of Probate
12/21, 12/28/2023, 01/04/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD23A0153AD

In the matter of: Jaxson Dominick Daley CITATION G.L.c. 210, §6

TO:
Eric Duval

any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said Court by

Angela Edgerton of Monson, MA Daniel Edgerton of Monson, MA

requesting for leave to adopt said child and that the name of the child be changed to

Jaxson Dominick Daley

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3.10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT Springfield ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) ON: 02/12/2024.

WITNESS, Hon. **Barbara M Hyland**, First Justice of this Court. Date: December 11, 2023

Rosemary A. Saccomani Register of Probate
12/21, 12/28/2023, 01/04/2024

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

TOWN OF PALMER INVITATION FOR BID

The Town of Palmer, Massachusetts, acting through its Director of Public Works, will receive sealed bids for:

Route 181 Culvert Replacement over Scott's Brook

Estimated Cost: \$450,000

Bidding procedures will be in accordance with the latest edition of M.G.L. Chapter 30 §39M. Said bids will be addressed to the Director of Public Works, Town of Palmer Department of Public Works, 1015 Bridge Street, Palmer, MA 01069. These bids will be received until 2:00 P.M. January 19, 2024, at which time all bids will be publicly opened and read aloud. Any bids received after the specified time will not be accepted. All bids will be submitted in a sealed envelope clearly marked "SEALED BID ENCLOSED ROUTE 181 CULVERT REPLACEMENT OVER SCOTT'S BROOK". All general Bidders may obtain complete sets of plans and specifications from mmorse@townofpalmer.com after 12:00 Noon December 20, 2023.

The Town of Palmer's Director of Public Works reserves the right to accept or reject any or all bids or to waive any informality in the bidding. Bids shall be valid for 30 business days after the bid receipt date. Also reserved is the right to reject, for cause, any bid in part or whole, if it is judged by the Director of Public Works that the best interests of the Town of Palmer will be served thereby. Wages are subject to the prevailing wage requirement of M.G.L. Chapter 149, §26-27F, inclusive. Attention is called to the "Equal Opportunity Clause" and the standard Federal Equal Employment Opportunity Construction contract specifications. All Bidders will receive consideration without regard to race, color, creed, age, sex, religion, or national origin.

Matthew Morse Director of Public Works
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 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 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 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 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 The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD23P2583EA

Estate of: Jean Sinervo Also known as: Jean B. Sinervo

Date of Death: 12/03/2023 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 **Beverly R. LaRose of Prescott, AZ** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Beverly R. LaRose of Prescott, AZ** 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, 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 19, 2023

Rosemary A. Saccomani Register of Probate
12/21/2023

Commonwealth of Massachusetts The Trial Court Probate and Family Court Department HAMPDEN, Division Docket No. HD22P0769PM

To all persons interested in the estate of William Lequin of Belchertown, in said County,

A petition has been presented to said Court for license to sell at private sale certain real estate of said William Lequin for his maintenance.

If you desire to object thereto you or your attorney should file a written appearance in said Court at 50 State Street, Springfield, MA before 10:00 in the forenoon on the **12th day of January, 2024**, the return day of this citation.

Witness, BARBARA M. HYLAND, Esquire, First Justice of said Court, this 8th day of December 2023.