

PUBLIC NOTICES

LUDLOW PLANNING BOARD LEGAL NOTICE SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, October 26, 2023 at 7:00 p.m.** on the application of Heather Chateauf of **89 Grimard Street Ludlow, MA** (Assessors' Map 1C, Parcel 134) for: **mental health counseling via telehealth.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, November 9, 2023.

Raymond Phoenix
Chairman
10/11, 10/18/2023

LUDLOW PLANNING BOARD LEGAL NOTICE SITE PLAN

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, October 26, 2023 at 7:10 p.m.** on the application of Jeremy Valentin for the property located at **346-348 West Avenue, Ludlow, MA** (Assessors' Map 12C, Parcel 158) for the purpose of: **update site plan for change in business use.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, November 9, 2023.

Raymond Phoenix
Chairman
10/11, 10/18/2023

LUDLOW CONSERVATION COMMISSION LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV in Ludlow Town Hall, 1st floor, Hearing Room #1 on **Wednesday, October 18, 2023 at 6:45 p.m.** on the **Request for Determination**

Application of Mark Lyon for the property located at **552 Alden St., Ludlow (Assessors Map 40, Parcel 15)** The subject of the meeting is: **Repair failing septic system with a 2000-gallon light tank.**

Angela Tierney
Chair
10/11/2023

Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD23P2032GD In the interests of Adeline Michelle Cruz Of Ludlow, MA

Minor NOTICE AND ORDER: Petition for Appointment of Guardian of a Minor NOTICE TO ALL INTERESTED PARTIES

1. Hearing Date/Time: A hearing on a Petition for Appointment of Guardian of a Minor filed on **10/02/2023** by **Melody Lee Fontaine** of Ludlow, MA will be held **10/30/2023 08:30 AM Guardianship of Minor Hearing.** Located: **50 State St, 4th Floor, Springfield, MA 01103**

2. Response to Petition: You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to:

File the original with the Court; and
Mail a copy to all interested parties at least five (5) business days before the hearing.

3. Counsel for the Minor: The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

4. Counsel for Parents: If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot

afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.

5. Presence of the Minor at Hearing: A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

Date: October 2, 2023
Rosemary A Saccomani
Register of Probate
10/11/2023

Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD23P2039GD In the matter of:

Orlando Opio Flores Of: Indian Orchard, MA RESPONDENT Alleged Incapacitated Person

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

To the named Respondent and all other interested persons, a petition has been filed by **Dept of Developmental Services** of Springfield, MA in the above captioned matter alleging that **Orlando Opio Flores** is in need of a Guardian and requesting that **Samuel L Charron** of Easthampton, MA (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 a.m. on the return date of **11/01/2023**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your

attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. **Barbara M. Hyland**, First Justice of this Court.
Date: October 03, 2023
Rosemary A. Saccomani
Register of Probate
10/11/2023

Town of Ludlow LEGAL NOTICE

In accordance with Chapter 138 of the Massachusetts General Laws, the Board of Selectmen has called a Public Hearing on **Tuesday, November 7, 2023, at 5:35 p.m.** in the Selectmen's Conference Room, Town Hall, 488 Chapin Street, Ludlow, MA on the application of Ludlow Country Club 1 Tony Lema Drive, Ludlow, MA for Change of Manager to Antonio Tavares.

James Gennette, Chairman
Ludlow Board of Selectmen
10/04, 10/11/2023

LUDLOW CONSERVATION COMMISSION LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV in Ludlow Town Hall, 1st floor, Hearing Room #1 on **Wednesday, October 18, 2023, at 6:30 p.m.** on the **Notice of Intent Application** of **A.J.Crane** for the property located at **Ludlow Mills, Lot B-1, Lot B-2, Ludlow, MA (Assessors Map 14B, Parcel 130)** The subject of the hearing is: **Modify Building 44 with associated site improvements.**

Angela Tierney, Chair
10/11/2023

Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD08P0612GR1 In the Interests of: Orlando O Flores Of: Indian Orchard, MA RESPONDENT Incapacitated Person/ Protected Person

CITATION GIVING NOTICE OF PETITION FOR TERMINATION OF A GUARDIAN OF AN INCAPACITATED PERSON

To the named Respondent and all other interested persons, a petition has been filed by Dept of Developmental Services of Springfield, MA in the above captioned matter requesting that the court: **Terminate the Guardianship of the Respondent.**

The petition asks the court to make a determination that the Guardian and/or Conservator should be allowed to resign; or should be removed for good cause; or that the Guardianship and/or Conservatorship is no longer necessary and therefore should be terminated. The original petition is on file with the court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **11/01/2023**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. **Barbara M Hyland**, First Justice of this Court.
Date: October 03, 2023
Rosemary A. Saccomani
Register of Probate
10/11/2023

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Vicas Properties Investments, LLC, a California limited liability company, to Latitude Capital, LLC, a Delaware limited liability company, dated October 25, 2022 and recorded with the Hampden

County Registry of Deeds in Book 24784, Page 342, as affected by an Assignment of Mortgage from Latitude Capital LLC to the Latitude Capital, LLC, Trustee of the Latitude Capital Lending Trust u/d/t dated August 1, 2018, dated October 25, 2022 and being recorded with the Hampden County Registry of Deeds in Book 24789, Page 492 of which mortgage the undersigned is the present holder, by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **November 14, 2023 at 12:00 p.m.** at 1385 Lyon Street, Ludlow MA all and singular the premises described in said mortgage.

To wit:
The land with all the buildings and improvements thereon, situated at 1385 Lyon Street, Town of Ludlow, Hampden County, Commonwealth of Massachusetts, said premises being further described as follows:

A certain lot of land in Ludlow, Hampden County, Massachusetts, with all the building thereon lot number 1 on a plan belonging to Chester Kielbasa Trustee, The Lyons Street Trust, dated 9-29-2022, prepared by RLA, Westfield, MA, registered land surveyor, scale 1"= 100'. Plan is recorded in Hampden County Registry of Deeds as Plan 396, Page 75.

Containing 40,001 square feet according to said plan. Subject to a proposal 10' wide driveway easement as shown on Plan 396.

For title see Deed recorded prior hereto.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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 Ten Thousand Dollars (\$10,000.00) 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 certified or bank check at Hadlock Law Offices P.C. 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.

Latitude Capital, LLC,
Trustee
Latitude Capital Lending Trust
Present holder of said mortgage.

By Its Attorneys,
Hadlock Law Offices P.C.
111 Speen Street, Suite 200
Framingham, MA 01701
10/11, 10/18, 10/25/2023

JOB OPENING

STAFF WRITER

Turley Publications, based in Palmer, is seeking a storyteller who is curious about everything, and who understands how town government works to join our team of weekly reporters.

Experience in covering town government is a huge plus, and any experience in community journalism is as well. Staff writers cover all aspects of communities from features to municipal meetings to crimes and fires. Successful candidates must have people skills, plenty of curiosity and able to tell a story.

If you're a self-starter who enjoys community journalism and who can envision themselves connecting with our communities, we encourage you to apply for this position. Not a remote position.

Qualifications should include:

- Bachelor's degree or equivalent experience
- A determination to get the story, whatever it might be
- Equally comfortable writing hard news, features and event coverage
- Ability to write clean copy in a fast-paced, deadline-driven environment
- Proficiency in Associated Press style

Please tell us in a cover letter why you would be a good fit for this position and send it along with a resume and three writing samples to



Eileen Kennedy, Executive Editor
24 Water St., Palmer, MA 01069
or email directly to
ekennedy@turley.com

PUBLIC NOTICES ARE NOW ONLINE

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- 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

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.