

# PUBLIC NOTICES

## 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

**Commonwealth of Massachusetts  
The Trial Court  
Hampden Probate and Family Court  
50 State Street  
Springfield, MA 01103  
(413)748-7758  
Docket No. HD23P2069EA  
Estate of:  
Helen T. Winiewski  
Date of Death: 07/25/2023  
CITATION ON PETITION FOR FORMAL ADJUDICATION**

To all interested persons:  
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Daven Winiewski of Ludlow, 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: **Daven Winiewski of Ludlow, 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 11/03/2023.**

**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: October 10, 2023  
**Rosemary A. Saccomani**  
Register of Probate  
10/18/2023

**See More Legals on Page 18**

## Frank Evaristo, 74

**LUDLOW -** Frank Evaristo, 74, a lifelong resident of Ludlow, died October 11, 2023 at the Life Care Center of Wilbraham. Born in Ludlow on Nov. 20, 1948, he was the son of the late Frank Evaristo, Sr. and Frances "Chica" (Gomes) Evaristo.



Frank was a graduate of Ludlow High School, and was also a Boy Scout. He worked for the Town of

Ludlow Highway Department for 38 years until he retired. He was an avid ten-pin bowler.

He is survived by his sister, Judith Anne Evaristo of Ludlow and he was the brother of the late Anthony Evaristo.

Funeral Services will be held privately by his family. Nowak Funeral & Cremation Services of Springfield is assisting Frank's family with all funeral arrangements. [www.nowak-funeral.com](http://www.nowak-funeral.com). Contributions in Frank's memory to Christ The King Church, 41 Warsaw Ave., Ludlow, MA, 01056, would be appreciated.

## Ann LeDuc Irvine, 92

**LUDLOW -** Ann LeDuc Irvine, 92, of Ludlow, former Chapin Street School Nurse, passed away quietly on Friday, October 13, 2023.



Born to Stanley and Margaret LeDuc in Northampton, the family relocated when Ann was 5, to Chesterfield, Mass., after the flood of 1936. Ann and her brother Dave were raised on a farm, and Ann utterly loved country life.

Ann knew early that she wished to become a nurse. She attended Springfield Hospital Nurses Training School and one of her first orders of business was to get the school to change its name to Springfield Hospital School for Nurses, since in her view, you trained dogs, you educated nurses! As a Registered Nurse, Ann worked and taught in the operating room at what is now Baystate Medical Center, loved the intensity of surgery and nursing care, and loved helping deliver babies.

She fell in love with and married Ludlow insurance man and public servant, David Irvine. She enjoyed many friendships and was given five engagement and wedding showers! Ann and Dave raised three children in Ludlow, and valued family time and good friendships above everything. The family had a weekend cabin in Chesterfield where they would mow hay, go canoeing, swim, scrape paint and relax, with no phone to disturb their time there.

Ann went back to school at the Elms College and added a degree in Social Work to her B.A. in nursing. She worked various jobs as a substitute nurse in the Ludlow schools, and as a licensed social worker in Springfield, West Springfield and Holyoke. Late in her career she was the nurse at Chapin

Street Elementary School for 13 years, known affectionately as "Nurse Ann."

An over seven-decade communicant of Saint Cecilia parish in Wilbraham, Ann served for years on the altar society, laundering linens and celebrants albs used in Masses, as well as freshening up and caring for the flowers for services. In later years Ann participated in their Spiritual Growth Group.

Ann's beloved husband Dave preceded her in death in 2014, and she leaves three children: son Peter (Laurie) Irvine of Vinton, Virginia; two granddaughters: Kaitlin Irvine of Philadelphia, and Rebecca Irvine of Barboursville, Virginia. Son William (Mary-Lu) Irvine of Springfield, Mass.; and daughter Mary Irvine (Jim Ustasiewski) of Juneau, Alaska. She also leaves nephew Raymond (Gail) LeDuc of Easthampton, Mass., niece Charlene LeDuc of Rutland, Vermont, and niece Priscilla LeDuc (Bob Asher) of Northampton, Mass.

Ann appreciated the work done by and also donated to dozens of charities. In nursing school, she heard a talk given by a Maryknoll priest and donated to them ever since. Close to her heart in later years was Crudem.org - a relief organization focused on humanitarian aid to Haiti. The Boys and Girls Club of Ludlow was also a favorite. In lieu of flowers, please make a donation to these charities or a charity of your choice.

Visiting hours for Ann will be held on Tuesday October, 17th from 4:30-6:30pm at Ludlow Funeral Home. Funeral services are on Wednesday, October 18th. Family and friends may gather directly at Saint Cecilia Parish, in Wilbraham, at 11:00am for a service officiated by Sister Mary McCue followed by procession to Island Pond Cemetery for burial. Ann's family has preceded these services with a private Liturgy of Christian Burial at Saint Cecilia Parish.

## DEATH NOTICES

**Frank Evaristo**  
Died  
October 11, 2023  
Services are private  
Nowak Funeral Home

**Ann LeDuc Irvine, 92**  
Died  
October 13, 2023  
Services  
October 18, 2023  
Ludlow Funeral Home

## The Ludlow Register OBITUARY POLICY

Turley Publications offers two types of obituaries.

One is a free, brief **Death Notice** listing the name of deceased, date of death and funeral date and place.

The other is a **Paid Obituary**, costing \$225, which allows families to publish extended death notice information of their own choice and may include a photograph.

**Death Notices & Paid Obituaries** should be submitted through a funeral home to: [obits@turley.com](mailto:obits@turley.com).

*Exceptions will be made only when the family provides a death certificate and must be pre-paid.*

## NOTICE

**ERRORS:** Each advertiser is requested to check their advertisement the first time it appears. This paper will not be responsible for more than one corrected insertion, nor will be liable for any error in an advertisement to a greater extent than the cost of the space occupied by the item in the advertisement.

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## PUBLIC NOTICES ARE NOW ONLINE

- 1 Email all notices to [notices@turley.com](mailto: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](http://www.publicnotices.turley.com)**



# 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

**Notice of Public Meeting  
EPA Brownfields Cleanup  
Grant Application  
for ACM and Hazardous  
Materials Removal /  
Remediation**

**Ludlow Mills, Ludlow,  
Massachusetts**  
Applicant: Westmass Area

**Development Corporation**  
Westmass Area Development Corporation (Westmass) is applying for a FY2024 US EPA Brownfield Cleanup Grant for Asbestos and Hazardous Materials Abatement at two sites at the Ludlow Mills. A Public Meeting to solicit and accept public input, as well as review the proposed cleanup project and grant application, is scheduled to be held remotely **via Zoom at 4:00 PM on Wednesday, November 1, 2023.**

Anyone wishing to participate shall, as soon as reasonably possible prior to the meeting, provide notice to Sarah la Cour, VP of Operations at (413)386-3124 Monday-Friday 8:30AM to 4:30AM or by email at s.lacour@westmassdevelopment.com. Those giving such notice will be provided a link to the meeting. At the start of the meeting, the Westmass

representative shall announce those persons participating remotely and the information will be recorded in the meeting minutes. Anyone from the public is invited and welcome to attend. In addition to the draft grant application, a draft Analysis of Brownfields Cleanup Alternatives (ABCA) for each site will be available, by request, for review and comment.

Westmass will accept comments on the US EPA FY2024 Brownfield Cleanup Grant application and proposed cleanup project prior to the scheduled submittal of the grant application on November 13, 2023. Comments should be submitted in writing to Sarah la Cour, Westmass Area Development Corporation, One Monarch Place, Suite 1120, Springfield, MA 01144 or via email at the address above.

10/18, 10/25/2023

**Commonwealth of  
Massachusetts  
The Trial Court  
50 State Street  
Springfield, MA 01103  
Probate and Family Court  
Docket No. HD12P1214GD**

**In the interests of  
Leaniz M Negrón-Ortiz  
of Indian Orchard, MA  
Minor**

**NOTICE AND ORDER:  
Petition for Resignation  
or Petition for Removal of  
Guardianship of a Minor  
NOTICE TO ALL  
INTERESTED PARTIES**

**1. Hearing Date/Time:**  
A hearing on a Petition to Resign as Guardian of a Minor or Petition for Removal of Guardian of a Minor filed by **Ida Narvaez** on **09/05/2023 p.m.** will be held **11/14/2023 08:30 AM Motion.** Located **4th Floor 50 State Street 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 hearing.

**4. 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 10, 2023

**Rosemary A. Saccomani**  
Register of Probate  
10/18/2023

**Commonwealth of  
Massachusetts  
The Trial Court  
Hampden Probate and  
Family Court  
50 State Street  
Springfield, MA 01103  
Docket No. HD23P1614GD**

**In the interests of  
Leanis Marie Negrón Ortiz  
of Indian Orchard, 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 **07/27/2023** by

**Ida Narvaez** of Indian Orchard, MA  
**Angel R Negrón** of Indian Orchard, MA  
will be held **11/14/2023 08:30 AM Guardianship of Minor Hearing.** Located: **4th Floor 50 State Street 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 hearing.

**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 10, 2023

**Rosemary A. Saccomani**  
Register of Probate  
10/18/2023

## SMALL BUSINESS SPOTLIGHT

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