

Public Notice

**LEGAL NOTICE
MONSON
CONSERVATION
COMMISSION**

Under the requirements of M.G.L. Chapter 131 § 40, the Monson Conservation Commission will hold a public hearing on **Wednesday, June 5, 2024 at 7:00 PM** in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Notice of Intent for the construction of a new single-family home with grading and driveway in the buffer zone for the property located at Lot#12 Cedar Swamp Rd., Monson, MA, identified as Assessor's Map 122, Parcel 012. The Applicant and property owner is Ronald Bilodeau

Monson Conservation Commission
05/23/2024

**LEGAL NOTICE
MONSON
CONSERVATION
COMMISSION**

Under the requirements of M.G.L. Chapter 131 § 40, the Monson Conservation Commission will hold a public hearing on **Wednesday, June 5, 2024 at 7:10 PM** in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Notice of Intent for the work associated with the abatement and demolition of 20 buildings and structures, including a steam pipe, a cistern, and a water tower within the buffer zone of a Bordering Vegetated Wetland and Bank for the property located at 175 State Ave., identified as Assessor's Map 088, Parcel 001. The applicant is the Division of Capital Asset Management & Maintenance. The property owner is the Commonwealth of Massachusetts.

Monson Conservation Commission
05/23/2024

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

Docket No. 23 SM 004755
ORDER OF NOTICE
TO: James F. Bernadone and Janice E. Bernadone and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):
The Secretary, United States Department of Agriculture, Rural Development

claiming to have an interest in a Mortgage covering real property in 291 Little Alum Road Brimfield, MA 01010, given by James F. Bemadone and Janice E. Bemadone to The Secretary, United States Department of Agriculture, Rural Development dated October 21, 1983, and recorded in the Hampden County Registry of Deeds in Book 5517, Page 569, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above -mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **07/01/2024** or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of this Court on 5/14/2024
Attest:
Deborah J. Patterson, Recorder
05/23/2024

Witness, GORDON H. PIPER, Chief Justice of this Court on 5/14/2024
Attest:
Deborah J. Patterson, Recorder
05/23/2024

**(SEAL)
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

Docket 24 SM 001859
ORDER OF NOTICE
To:
Scott R. Cable;
Kathleen M. Cable
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):
The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for C-BASS Mortgage Loan AssetBacked Certificates, Series 2004-CB2,
claiming to have an interest in a Mortgage covering real property in Holland, numbered 10 Kimball Hill Road, given by Scott R. Cable and Kathleen M. Cable, husband and wife to First NLC Financial Services, LLC, dated May 13, 2003, and recorded in

Hampden County Registry of Deeds in Book 13203, Page 581, and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act.

If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **June 24, 2024**, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of this Court on May 9, 2024.

Attest:
Deborah J. Patterson
Recorder
23-012981
05/23/2024

**Invitation for Sealed Bids
Town of Monson
Highway Department**

The Highway Surveyor will accept sealed bids for bituminous materials, in place, and picked up F.O.B for fiscal year 2025. MassDOT prequalification of contractors with the class of work as, Pavement - Surfacing, for the project with an estimated value of \$514,907.35 will be required. The Awarding Authority reserves the right to extend the contract for One (1) additional 12-month option. Valuation for purposes of MassDOT Prequalification is based on first year times two (2) to arrive at an estimated total value of all bid items. The estimated value provided in this Invitation to Bid is for one year. Vendors are expected to be able to provide their services over two (2) years at two (2) times the initial estimated value. All bid envelopes must be clearly marked as such. All bidders are required to be in compliance with Mass. General Laws, Chapter 149, Prevailing wage rates, where applicable. The highway surveyor reserves the right to reject any or all bids and waive any informalities in the bidding if he deems it in the best interest of the town to do so. Bid specifications must be obtained from the

Highway Department Office. They can be picked up at 198 Main Street, Monson, MA 01057, rear of Memorial Town Hall from 7:30 a.m. to 3:00 p.m., Monday through Friday or can be emailed upon request by calling the Highway Department at (413) 267-4135. Bidders must be prequalified by the Contract Engineer of Mass. D.O.T., before specifications can be handed out. Bids will be received until **10:00 a.m., Friday June 7, 2024**, and will be opened and read at that time in the office of the Highway Surveyor. The bid shall include a statement of non-collusion.

Ben Murphy
Highway Surveyor
Monson Highway Department
05/23/2024

**Commonwealth of Massachusetts
The Trial Court
Hampden Probate and Family Court**

**50 State Street
Springfield, MA 01103
Docket No. HD24P0259PM**
In the matter of:
**Kaiden Marshall
Of: Three Rivers, MA**
RESPONDENT
(Person to be Protected/Minor)
**CITATION GIVING
NOTICE OF PETITION
FOR APPOINTMENT
OF CONSERVATOR OR
OTHER PROTECTIVE
ORDER PURSUANT TO
G.L. c. 190B,
§5-304 & §5-405**

To the named Respondent and all other interested persons, a petition has been filed by Brandon Marshall of Three Rivers, MA in the above captioned matter alleging that **Kaiden Marshall** is in need of a Conservator or other protective order and requesting that **Brandon Marshall of Three Rivers, MA** (or some other suitable person) be appointed as Conservator to serve **With Surety** on the bond.

The petition asks the court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed Conservator is appropriate. The petition is on file with this 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 **06/06/2024**. 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: May 09, 2024
Rosemary A. Saccomani
Register of Probate
05/23/2024

**Monson Housing Authority
Invitation for Sealed Bids**

The Monson Housing Authority, the Awarding Authority, invites sealed bids from Contractors for the Elderly 667-1 Development for the Monson Housing Authority in Monson Massachusetts, in accordance with the documents prepared by Resolution Architects.

The Project consists of: Selective window replacements at four buildings.

The work is estimated to cost **\$ 64,000**. Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by M.G.L. c.149 §26 to 27H inclusive.

General Bids will be received until **10:00 a.m., Wednesday, June 5, 2024** and publicly opened, forthwith.

This project is being Electronically Bid (E-Bid). All bids shall be prepared and submitted online at www.Projectdog.com and received no later than the date & time specified above. **Hard copy bids will not be accepted by the Awarding Authority.** For assistance, contact Projectdog, Inc. at 978-499-9014.

General bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates), and made payable to the Monson Housing Authority.

Bid Forms and Contract Documents will be available electronically or for purchase at www.Projectdog.com on Wednesday, May 15, 2024; Project Code 861215.

The existing buildings will be available for a pre-bid inspection between 10 A.M. and 11 A.M. on Thursday, May 30, 2024.

For an appointment outside of the pre-bid inspection time period call Jonathan Leonard, Executive Director at 413-267-4047.
05/16, 05/23/2024

**LEGAL NOTICE
MORTGAGEE'S SALE
OF REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by David Noyes to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, LLC., its successors and assigns, dated December 18, 2020 and recorded in Hampden County Registry of Deeds in Book 23599, Page 67 (the "Mortgage") as affected by a Scriveners Affidavit dated April 11, 2024 and recorded at said Registry of Deeds in Book 25383, Page 120, of which mortgage Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, LLC., its successors and assigns to Rocket Mortgage, LLC, f/k/a Quicken Loans, LLC dated February 3, 2023 and recorded at said Registry of Deeds in Book 24901, Page 554, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 5 Roberts Park Road, Holland, MA 01521 will be sold at a Public Auction at **2:00 PM on June 13, 2024**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon, situated on the Northerly side of Roberts Road in Holland, Hampden County, Massachusetts, being Lot #7, as shown on a Plan of Roberts Park, Scale 1" = 20', by Benjamin F. Tully, Engineer, dated November 23, 1968, most recently revised September 28, 1970 and recorded with the Hampden County Registry of deeds at Book of Plans 124, Page 35 and bounded and described as follows:
Beginning northerly by land now or formerly of Violet N. Williams, 40.13 feet;
Thence westerly by Lot #98 as shown on said plan 115.52 feet;
Thence southerly by Roberts Road, 50 feet;
Thence easterly by Lot #6 as shown on said plan, 123.65 feet;
For title reference see Deed recorded herewith.
For mortgagor's title see deed recorded with the Hampden County Registry of Deeds in Book 23599, Page 65.
The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.
Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.
Other terms to be announced at the sale.
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Korde & Associates, P.C. 900 Chelmsford Street Suite 3102 Lowell, MA 01851

(978) 256-1500
Noyes, David, 24-044523
05/16, 05/23, 05/30/2024

**COMMONWEALTH OF MASSACHUSETTS
Probate and Family Court
Department**

**HAMPDEN, Division
Docket No. HD23P2016PM**
To all persons interested in the estate of Theodore Wacht, of Monson, in said County, a person under Conservatorship, single.

A petition has been presented to said Court for license to sell at private sale - certain real estate of said Theodore Wacht, 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 a.m. on the 19th day of June 2024**, the return day of this decision.

Witness, BARBARA M. HYLAND, Esquire, First Justice of said Court this fourteenth day of May 2024.
Rosemary A. Saccomani, Register
05/23/2024

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Rosemary A. Saccomani, Register
05/23/2024

05/23/2024

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.

Are you having difficulty communicating with your partner, struggling with boundaries, and healthy relationships?

We invite you to join us Friday afternoons from 1-2:30 pm to explore these topics and more.

This group will be held in zoom, is educational, confidential, and free.

Please contact **Pat James 413-726-8661**.

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CORRESPONDENT OPPORTUNITIES

Turley Publications seeks **Experienced Writers/Journalists** to produce news and/or feature stories of local interest for various towns and cities.

- **Must be dependable, professional and able to meet strict deadlines**
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Announce Your Wedding or Engagement

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Bridal GUIDE

Your wedding or engagement announcement will be included in our Bridal Guide, out September 30, 2024 for FREE!

Be sure to include the following with photograph. Deadline September 4, 2024:

Bride's Name: _____
Bride's Town Residence: _____
Groom's Name: _____
Groom's Town Residence: _____
Wedding Date: _____
Wedding Location: _____

EMAIL TO: JAMIE@TURLEY.COM
BRIDAL GUIDE
800.824.6548 | www.turley.com

Be sure to include a high resolution, clear photograph for printing.