Public Notice

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 John H. Lindsey and Jacalyn E. Lindsey, to Bank of America, N.A., dated September 30, 2003, and recorded with the Hampden Registry of Deeds in Book 13699, Page 80, of which mortgage the undersigned is the present holder by assignment from Bank of America, N.A., to Federal National Mortgage Association, dated July 22, 2015, recorded with the Hampden County Registry of Deeds in Book 20798, Page 499; by assignment from Federal National Mortgage Association to MTGLQ Investors, L.P., dated March 5, 2018, recorded with the Hampden County Registry of Deeds in Book 22084, Page 135; and by an assignment from MTGLQ Investors, L.P., to U.S. Bank Trust National Association. as Trustee of the Chalet Series IV Trust, dated July 16, 2019, recorded with the Hampden County Registry of Deeds in Book 22819, Page 235, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 P.M. on the 26th day of June 2024, at 25 Stagecoach Road, Holland, MA 01521, all and singular the premises described in said mortgage, To wit:

Beginning at a point in a stonewall at the northwest corner of tract herein described on the southerly sideline of Stage Coach Road at the northeast corner of Lot

Thence S 53° 62' 05" E along a stonewall on the southerly sideline of said Stage Coach Road a distance of Eighty-five and thirty-five hundredths (85.35) feet to a point in said stonewall;

Thence South 57° 54' 36" E along a stonewall on the southerly sideline of said Stage Coach Road a distance of sixty-six and twenty-six Hundredths (66.76) feet to a point in said stonewall;

Thence S 56° 26' 10" E along a stonewall on the southerly sideline of said Stage Coach Road a distance of sixty-two and eight-one hundredths (62.81) feet to a point in said stonewall:

Thence S 40° 22' 22" W along Lot # 3 a distance of hundredths (270.10) feet to a point;

Thence N 58° 20' 02" W along Lots #5 and #6 a distance of one hundred seventy-four and no hundredths (174.00) feet to a point;

Thence N 31° 49' 41" E along said Lot #1 a distance of two hundred seventy-six and forty-five hundredths (276.45) feet to the point of beginning.

Plan reference: Plan of Land in Holland, Massachusetts owned by Escape Katalen, Inc., dated January 25, 1988, by Para Land Surveying, Inc., and recorded at the Hampden District Registry of Deeds in Book of Plans 759 Page 34.

Being the same property conveyed to John H. Lindsey and Jacalyn E. Lindsey by Deed recorded 06/25/98.

Known As: 15 Stagecoach Road, Holland. MA 01521. DEED BOOK

10339 PG 585 For a more accurate legal description please see

the Deed recorded with the Hampden County Registry of Deeds in Book 10339, Page 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 & Associates P.C., 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. U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust. Present holder of said mortgage,

By its Attorneys, Demerle & Associates P.C. 10 City Square, 4th Floor Boston, MA 02129 (617) 337-4444 05/30, 06/06, 06/13/2024

Town of Monson Planning Board LEGAL NOTICE

In accordance with Section 7.4 of the Monson Zoning Bylaws the Planning Board will hold a Public Hearing, Tuesday, June 18th, 2024 at 7:10 P.M. in the Select Board meeting room at the Town Administration Building, 110 Main Street, Monson to review a petition for Site Plan Approval from Richard Krupczak. The petitioner is seeking modification of their current site plan to allow for the construction of a 20' x 32' handicap accessible bathroom building. The property is zoned Rural Residential and located at 101 Wilbraham Road, Monson, Map 50, Parcel 13. A copy of the application is on file in the Office of the Town Clerk, Planning Board Office and is available for viewing during regular office hours.

Craig Sweitzer, Chairman 05/30, 06/06/2024

Commonwealth of Massachusetts **The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street** Springfield, MA 01103

Docket No. HD24P0995GD In the matter of: Helen Relihan Of: Palmer, 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 Department Of Developmental Serv of Springfield, MA in the above captioned matter alleging that Helen Relihan is in need of a Guardian and requesting that Erica Greene of Longmeadow, 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 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 08, 2024

Rosemary A. Saccomani Register of Probate 05/30/2024

TOWN OF PALMER **TOWN COUNCIL** FY25 BUDGET

HEARING The Palmer Town Council will hold a public hearing on the proposed FY25 Budget for the Town of Palmer, all departments, on Monday, June 10, 2024, at 6:45 p.m. at the Town Administration Building, 4417 Main St. Palmer (Thorndike), MA 01069. Anyone interested in being heard should appear at the time and place designated

Palmer Town Council 05/30/2024

NOTICE OF **COMMUNITY OUTREACH MEETING** ZEB BOUTIQUE LLC AND

BRED GENETICS INC Notice is hereby given that Zèb Boutique LLC and Bred Genetics Inc will hold a community outreach meeting on Thursday, June 13th, 2024 at the Palmer Public Library, 1455 North Main Street, Palmer, MA 01069 at 6:00 PM to discuss the proposed siting of a manufacturing, cultivation and delivery facility at 8 Chamber Road, Palmer MA in accordance with M.G.L. ch. 94G and the Massachusetts Cannabis Control Commission. Topics to be discussed at the meeting will include, but not be limited to:

1.) The type(s) of adultuse marijuana establishment(s) to be located at the

proposed addresses; 2.) Plans for maintaining

a secure facility;

3.) Plans to prevent diversion to minors; 4.) Plans to positively

impact the community; and 5.) Plans to ensure the establishment will not constitute a nuisance to the com-

munity. 05/30/2024

PUBLIC NOTICE OF **ENVIRONMENTAL REVIEW**

PROJECT: Wales-Reconstruction and Improvements on Monson Road, from the Monson Town Line to Reed Hill Road (1.5 miles)

LOCATION: Town of Wales PROPONENT:

MassDOT and Town of <u>Wales</u> The undersigned is submitting an Environmental **Notification Form ("ENF")**

to the Secretary of Energy & Environmental Affairs on or before June 17, 2024. This will initiate review of the above project pursuant to the Massachusetts **Environmental Policy Act** "MEPA," M.G.L. c. 30, ss.

may be obtained from: Sarah Powers (MassDOT Environmental Department, MEPA/NEPA Unit)

61-62L). Copies of the ENF

sarah.k.powers@dot. state.ma.us, (857) 368-4636

Electronic copies of the ENF are also being sent to the Conservation **Commission and Planning** Board of the Town of

Wales. The Secretary of Energy & Environmental Affairs will publish notice of the ENF in the Environmental Monitor, receive public comments on the project, and then decide if the ENF is sufficient. A site visit and/or remote consultation session on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit and/or remote consultation session, should email MEPA@mass. gov or the MEPA analyst listed in the Environmental Monitor. Requests for language translation or other accommodations should be directed to the same email

address. Mail correspon-

dence should be directed

to the Secretary of Energy

& Environmental Affairs,

100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, referencing the above project

Sarah Powers, MassDOT Environmental Department, MEPA/NEPA Unit 05/30/2024

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

Thence westerly by Lot #98 as shown on said plan115.52 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 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

The Trial Court **Probate and Family Court** Hampden Probate and **Family Court 50 State Street** Springfield, MA 01103 Docket No. HD18P1608GD In the Interests of: Donna Peach Of: Wales, MA RESPONDENT Incapacitated Person/ **Protected Person CITATION GIVING** NOTICE OF PETITION FOR RESIGNATION OF A GUARDIAN OF AN INCAPACITATED

PERSON the named Respondent and all other interested persons, a petition has been filed by Pamela **Lucev** of Worcester, MA in the above captioned matter requesting that the court: Accept the Resignation

of the Guardian 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 AM on the return date of 06/10/2024. 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 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 13, 2024 Rosemary A. Saccomani Register of Probate 05/30/2024

Commonwealth of Massachusetts The Trial Court **Probate and Family Court Hampden Division** Docket No. HD24P1104EA **Estate of:** John Joseph Pyzocha Jr Date of Death: February 22, 2024 INFORMAL PROBATE PUBLICATION NOTICE To all persons interested in the above captioned estate, by Petition of Petitioner Michelle A Sohn

of West Hartford, CT a Will has been admitted to informal probate. Michelle A Sohn of West Hartford, CT 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. 05/30/2024

Commonwealth of

Massachusetts

The Trial Court

Probate and Family Court

Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD15P0125GD In the interests of Helen E Relihan Of Palmer, 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 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 thls 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 ground 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 expenses.

WITNESS, Hon. Barbara M Hyland, First Justice of this Court Date: May 06, 2024

Rosemary A. Saccomani Register of Probate 05/30/2024

TOWN OF PALMER TOWN COUNCIL NOTICE OF

PUBLIC HEARING The Palmer Town

Council will hold a Public Hearing on Monday, June 10, 2024, at the Palmer Town Building, 4417 Main Street (Thorndike), Palmer, MA at **6:30 p.m.** on the proposed amendment to Chapter 122, Streets and Sidewalks Ordinance. Anyone interested in being heard should appear at the time and place so designat-

Palmer Town Council 05/30/2024

MORTGAGEE'S SALE

OF REAL ESTATE By virtue and in execution of the Power of Sale contained in a certain mortgage given by Francis Zaik to "MERS", Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as nominee for Fairway Independent Mortgage Corporation, "Lender"; and its successors and assigns

recorded with the Hampden County Registry of Deeds, in Book 22612, Page 433, as affected by Loan Modification Agreement dated November 9, 2022 and recorded with said Registry in Book 24843, Page 432, as assigned by Assignment of Mortgage dated May 17, 2021; and recorded in Hampden County Registry of Deeds, Book 23886, Page 571, 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 11:00 AM, on June 20, 2024, on the premises known as 3 Chaffee Road, Holland, Massachusetts, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:

dated April 1, 2019 and

The land in Holland, in said County, being Lot No. 36 and 36A, as shown on plan of lots entitled "Lake View Heights", recorded with Hampden County Registry of Deeds, in Book of Plans 56, Page 112, to which references is made for a more particular description.

Together with the right in common with others to pass and repass over designated road as shown on said plan.

Together with a right in common with others to pass and repass over other land of grantors fifty (50) feet in width and situated adjacent to the southerly boundary of land of Albert Menard, said right of way running from Holland Road to Hamilton Reservoir.

Subject to the following restrictions:

1. No business shall be

conducted on these premises. 2. No dwelling shall have

less than two hundred fifty (250) square feet of inside floor space.

3. Dwelling must have inside toilet facilities.

4. No buildings shall be less than eight (8) feet from the property lines.

Subject also to electric and telephone pole rights so far as they affect the locus, said rights being granted by instrument dated December 22, 1949, and recorded with Hampden County Registry of Deeds.

Being and all the same premises conveyed in Deed Book 22191, Page 94.

Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens,

partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and, to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record. Purchaser shall also

bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford. Massachusetts.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder.

Other terms, if any, are to be announced at the sale. Dated: May 28, 2024

Present holder of said mortgage, NewRez LLC d/b/a Shellpoint Mortgage Servicing by its Attorneys,

Guaetta and Benson, LLC, Peter V. Guaetta, Esquire, P.O. Box 519. Chelmsford, MA 01824

05/30, 06/06, 06/13/2024

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.

2024 COMMONWEALTH OF MASSACHUSETTS TOWN OF PALMER SPECIAL MEETING THREE RIVERS FIRE DISTRICT WARRANT

Submitted to the voters of the Three Rivers Fire District at the Meeting to be held in the Fire Station, 50 Springfield Street, on June 12, 2024 at 7:00PM

To the voters of the Three Rivers Fire District of the **Town of Palmer:** Your Prudential Committee respectfully submits the following articles, as recommended by the Finance Committee, for your approval of the operation of the Fire District, for the fiscal year beginning

July 1, 2024: Chairman Ex Officio

Article 1. To choose a moderator to preside at said meet-

Article 2. To see whether the district will vote to transfer from the Water Department Surplus a sum of money to be used to for engineering design phase costs and expenses related to the water tank restoration project or take any other action relative thereto.

Article 3. To see whether the district will vote to transfer from Water Department Surplus a sum of money to be used to pay to for legal and bond council costs and expenses or take any other action relative thereto.

Article 4. To see whether the District will vote to authorize the Treasurer, with the approval of the Prudential Committee, to borrow money, as permitted by law, not to exceed One Million Nine Hundred and Eighty Thousand Dollars (\$1,980,000.00) to fund the water storage tanks restoration project or take any action relative thereto.

With no further business, do I hear a motion to dissolve this warrant?

And you are directed to serve this warrant by posting up attested copies in said District Fourteen {14) days at least before said meeting, and publishing one not less than seven (7) days preceding the date of the meeting in a newspaper published in Palmer.

Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Prudential Committee of the District before holding said meeting.

Given under this hand and seal June 2024: True Copy Attest by:

Guy Bellefleur, Clerk Date: 5/30/2024

Prudential Committee: Norman Czech, Chairman Stephen Chiacchia, Vice Chairman Andrea Sullivan, Clerk

05/30/2024