

Public Notice

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue 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 #1;

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 two hundred seventy and ten 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 585.

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 (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.

Witness, Hon. Barbara M. Hyland, First Justice of this Court. Date: May 08, 2024

Rosemary A. Saccomani Register of Probate 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. HD24P0995GD

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Witness, Hon. Barbara M. Hyland, First Justice of this Court. Date: May 08, 2024

Rosemary A. Saccomani Register of Probate 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

To the named Respondent and all other interested persons, a petition has been filed by Pamela Lucey 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.

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Witness, Hon. Barbara M. Hyland, First Justice of this Court. Date: May 08, 2024

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

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 above.

Palmer Town Council 05/30/2024

NOTICE OF COMMUNITY OUTREACH MEETING ZEB BOUTIQUE LLC AND BRED GENETICS INC

Notice is hereby given that Zeb 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 adult-use 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 community.
- Palmer Town Council 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

PROPOSER: MassDOT and Town of Wales

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. 61-62L.) Copies of the ENF may be obtained from: Sarah Powers (MassDOT Environmental Department, MEPA/NEPA Unit) 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 correspondence should be directed to the Secretary of Energy & Environmental Affairs,

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Korde & Associates, P.C. 900 Chelmsford Street Suite 3102

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

By: 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 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 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

To the named Respondent and all other interested persons, a petition has been filed by Pamela Lucey 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.

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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 Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD24P1104EA

In the interests 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 APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON

To the named Respondent and all other interested persons, a petition has been filed by Pamela Lucey 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.

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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 Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD24P1104EA

In the interests 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

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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 APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON

To the named Respondent and all other interested persons, a petition has been filed by Pamela Lucey 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.

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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 Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD15P0125GD

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Rosemary A. Saccomani Register of Probate 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 APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON

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

Rosemary A. Saccomani Register of Probate 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 APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON

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

Rosemary A. Saccomani Register of Probate 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 APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON