

Public Notices

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 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, interests 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

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 26, 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 grading and installation of 70 stone steps, retaining wall, and terraces within the Buffer Zone to Bank for the property located at 38 Old Stagecoach Drive, identified as Assessors Map 079, Parcel 008. The applicant is Jeff Johnston.

Monson Conservation Commission
06/13/2024

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 26, 2024 at 7:10 PM** in the Large Meeting Room, Town Office Building, 110 Main St. Under consideration is a **Request for Determination of Applicability** to determine if the work associated with the installation of an in-ground swimming pool for the property located at 63 Wilbraham Rd, identified as Assessor's Map 073, Parcel 001A, is subject to the Wetlands Protection Act. The Applicant is David Mitchell.

Monson Conservation Commission
06/13/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD24P1208EA Estate of:

Deborah Jean Cardaropoli
Date of Death: 07/05/2022
INFORMAL PROBATE PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **Anthony Cardaropoli of Brimfield, MA.**

Anthony Cardaropoli of Brimfield, MA 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 of 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.

06/13/2024

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain

mortgage given by Hollie L. Flannery, Thomas J. Flannery to Washington Mutual Bank, FA, dated May 16, 2005 and recorded in the Hampden County Registry of Deeds in Book 15061, Page 61, as modified by a certain modification agreement dated April 6, 2006, and recorded with said Hampden County Registry of Deeds in Book 15920, Page 61 and as affected by a judgment dated October 25, 2019 and recorded with said Registry on November 15, 2019, in Book No. 22955, at Page 245, of which mortgage the undersigned is the present holder, by assignment from: Federal Deposit Insurance Corporation, as receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA to JPMorgan Chase Bank, National Association, recorded on August 16, 2013, in Book No. 19975, at Page 1 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **3:00 PM on July 10, 2024**, on the mortgaged premises located at 10 Pine Tree Drive, Holland, Hampden County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:
ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWN OF HOLLAND, COUNTY OF HAMPDEN, COMMONWEALTH OF MASSACHUSETTS AND BEING THE SAME REAL PROPERTY CONVEYED TO HOLLIE L. FLANNERY AND THOMAS J. FLANNERY BY DEED ON 07/25/1986 AS DOCUMENT NO. 49336 BOOK 6165 PAGE 586 AMONG THE OFFICIAL RECORDS OF THE COUNTY OF HAMPDEN, COMMONWEALTH OF MASSACHUSETTS. Being more accurately described in the Judgment recorded with the Hampden County Registry of Deeds in Book 22955, Page 245, as follows:

ALL THOSE CERTAIN PARCELS OF LAND IN HAMPDEN COUNTY, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

PARCEL I:
THE LAND IN HOLLAND, HAMPDEN COUNTY, MASSACHUSETTS, BEING LOT "A" SITUATED ON THE NORTHERLY SIDE OF PINE TREE DRIVE, AS SHOWN ON A PLAN OF WILLIAMS PARK, ENTITLED "REVISED PLAN OF LOTS 23, 24, 25, IN HOLLAND, MASS." BY ROBERT P. PARA, LAND SURVEYOR, DATED NOVEMBER 18, 1975, AND FILED WITH THE HAMPDEN REGISTRY OF DEEDS, BOOK OF PLANS 161, PAGE 77, AND MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY PINE TREE DRIVE, 88.77 FEET;
WESTERLY BY LOT #27, 100 FEET;
SOUTHERLY BY LOT #27, 50 FEET;

WESTERLY BY MAYBROOK ROAD, 16 FEET;

NORTHERLY BY LOT "B", A TOTAL OF 166.9 FEET, IN FOUR COURSES AND

EASTERLY BY PINE TREE DRIVE, 50 FEET, CONTAINING 6710 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED FROM CHARLES D. STANLEY

JR AND KIMBERLY G. STANLEY TO THOMAS J. FLANNERY AND HOLLIE L. CHURCH, AS JOINT TENANTS, AS DESCRIBED IN DEED BOOK 5041 PAGE 239 DATED 12/04/1980 AND RECORDED 12/12/1980, HAMPDEN COUNTY RECORDS, COMMONWEALTH OF MASSACHUSETTS.

PARCEL II:

THE LAND IN SAID HOLLAND SITUATED AT THE NORTHEASTERLY CORNER OF MAYBROOK ROAD AND PINE TREE DRIVE, BEING LOT 27 ON THE PLAN BY BENJAMIN F. TULLEY, ENGR DATED JUNE, 1963 AND FILED WITH HAMPDEN COUNTY REGISTRY OF DEEDS, BOOK OF PLAN 100, PAGE 76, AND BOUNDED AS FOLLOWS:

NORTHERLY BY LOT 25 ON SAID PLAN 50 FEET;

EASTERLY BY LOTS 24 ND 23 ON SAID PLAN 100 FEET;

SOUTHERLY BY PINE TREE DRIVE 60 FEET;

AND WESTERLY BY MAYBROOK ROAD 101.1 FEET, COMMONLY KNOWN AS: 10 PINE TREE DRIVE, HOLLAND, MA 01521.

BEING THE SAME PROPERTY AS CONVEYED FROM FERDINAND G. VON KUMMER AND PAULA F. VON KUMMER TO THOMAS J. FLANNERY AND HOLLIE L. FLANNERY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, AS DESCRIBED IN DEED BOOK 6165 PAGE 586, DATED 07/08/1986, RECORDED 07/25/1986, HAMPDEN COUNTY RECORDS, COMMONWEALTH OF MASSACHUSETTS. SUBJECT TO THE RESTRICTIONS OF RECORD. Subject to a first mortgage dated January 20, 2012 and recorded in the Hampden County Registry of Deeds at Book 19215, Page 207 in the original principal amount of \$75,686.00. For mortgagor(s)' title see deeds recorded with Hampden County Registry of Deeds in Book 6165, Page 586 and in Book 5041, Page 239.

These premises will be sold and conveyed subject to and with the benefit of all rights, interests 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 (\$5,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

JPMORGAN CHASE BANK, N.A. Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500 11389
06/06, 06/13, 06/20/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD23P1394GD In the interests of Isaiah A Krasnecky of Bondsville, 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 Sean N. Krasnecky on 05/21/2024 will be held 06/20/2024 10:00 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. 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: May 21, 2024
Rosemary A. Saccomani
Register of Probate
06/13/2024

Town of Wales Conservation Commission

In accordance with the Wetland Protection Act, Chapter 131, Section 40, a Public Hearing will be held by the Wales Conservation Commission on **June 20, 2024, at the Wales Senior Center (Old Stafford Rd. Wales, MA) at 6:00 PM**, for a Notice of Intent filed by Weston & Sampson on behalf of the Town of Wales and MassDOT for road work on Monson Rd. in Wales. The project proposes several roadway improvements including full depth pavement reconstruction, new four-foot-wide shoulders along Monson Road for pedestrian and bicycle use, minor adjustments to the alignment to improve safety, and roadway drainage improvements. Portions of the roadway work will result in unavoidable alterations to Bordering Vegetated Wetlands (BVW), the 200-foot Riverfront Area (RFA), and the 100-foot buffer zone to BVW/Bank.

Please check the town website to view the agenda for this hearing, www.townofwales.net.
06/13/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court

Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD24P1253EA Estate of:

Alysia Mercado
Date of Death: 05/22/2024
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 Wendi Mercado of Salem, 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: Wendi Mercado of Salem, 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 07/05/2024. 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: June 07, 2024
Rosemary A Saccomani
Register of Probate
06/13/2024

WITNESS, Hon. Barbara M Hyland, First Justice of this Court.
Date: June 06, 2024
Rosemary A Saccomani,
Register of Probate
06/13/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD24P1104EA Estate of:

John Joseph Pyzocha Jr
Date of Death: July 7, 2023
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 of 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.
06/13/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD24C0179CA In the matter of:

Cynthia Jean Whittemore
CITATION ON PETITION TO CHANGE NAME

A Petition to Change Name of Adult has been filed by Cynthia Jean Whittemore of Wales, MA requesting that the court enter a Decree changing their name to:

Cynthia Jean Calkins
IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: **Hampden Probate and Family Court before 10:00 a.m. on the return day of 07/08/2024.**

This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Barbara M Hyland, First Justice of this Court.
Date: June 07, 2024

Rosemary A Saccomani
Register of Probate
06/13/2024

MORTGAGEE'S SALE OF REAL ESTATE

By virtue 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 dated April 1, 2019 and 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:

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 Gauetta 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

WE'VE EXPANDED OUR WEB SITE

PUBLIC NOTICES

ARE NOW ONLINE

1 Email all notices to 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