



# Public Notices

**TOWN OF PALMER PUBLIC HEARING NOTICE ZONING**

**BOARD OF APPEALS**  
In accordance with the provisions of Chapter 40 A, Section 15 M.G.L. the Palmer Zoning Board of Appeals will hold a Public Hearing on **Monday, July 11, 2024 at 5:30 PM** at the Palmer Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, David Pasquini, is requesting an administrative appeal from a decision of the Building Inspector dated May 20th, 2024 to deny a building permit in accordance with §171-35 of the Palmer Zoning Ordinance, which requires a minimum of 150' frontage for a single family home without public water and sewer in the Town Residential zoning district. The property is located at 79 Buckland St. This parcel is also known as Assessor's Map 61, Lot 128.

A copy of the application may be inspected at the Planning Department office in the Administrative Building from 8:30 AM to 4:30 PM Monday through Thursday.

Anyone interested in more information or wishing to be heard on the application can contact the Planning Department at 413-283-2605 or appear at the time and place designated above.

This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotice.org>).

Dennis Fountain  
Chairman,  
Palmer Zoning  
Board of Appeals  
06/20, 06/27/2024

WITNESS, Hon. **Barbara M Hyland**, First Justice of this Court.  
Date: June 17, 2024  
**Rosemary A Saccomani**,  
Register of Probate  
06/20/2024

**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 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 singly, 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 1:**  
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 BOUNDED 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 2:**  
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. TULLY, 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 P. 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, 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 (\$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 (413)748-7758**  
Docket No. HD24P1314EA  
Estate of:  
**Shirley E Hicks**  
Also known as:  
**Shirley O Hicks**  
Date of Death: 04/05/2021  
CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:  
A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Anthony Cardaropoli of Palmer 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: **Anthony Cardaropoli of Palmer 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 07/15/2024.** 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 17, 2024  
**Rosemary A Saccomani**,  
Register of Probate  
06/20/2024

**LEGAL NOTICE**  
Pursuant to the provisions of MA Gen. Laws, Chap. 255, Sec. 39A, the

following vehicles will be sold at public auction for towing and storage charges due: FORD VIN: 1FD4F5F2F2DA38184 Alexandra Riviere Stedman 112 King ST Apt B Northampton, MA; CHEVY VIN: 2CND173F876234692 Melanie Donohue 457 Lumas ST Westfield, MA; FORD VIN: 1FDDAF56F2YEB89563 Alexandra Riviere Stedman 112 King ST Apt B Northampton, MA; TOYOTA VIN: JTDKB20U840047087 Alpuslan Turk 20 Banbury Springfield, MA; CADILLAC VIN: 1G6AL55X1E0122945 Jennifer MCGuill 15 Meadowbrook LN Palmer, MA; FORD VIN: 3FAHPOHA2AR293404 Matthew Samek PO Box 1123 Barre, MA/85 Bethany Road Unit 4 Monson, MA; HONDA VIN: 1HGCM66586A071233 David Sanchez Santos 633 Walls CIR Oliver Springs, TN; BUICK VIN: 2G4WD582791130002 Shawn Bowen 45 Elm ST Monson, MA. This auction is to take place on July 5, 2024, 10:00 A.M. at LaBontas & Son LLC, 241 Wilbraham St., Palmer, MA  
06/20, 06/27, 07/04/2024

**Hampden Division Docket No. HD24P1293EA**  
Estate of:  
**Elizabeth Rose Raymond**  
Also Known As:  
**Elizabeth R. Raymond**  
Date of Death: 03/29/2024  
**INFORMAL PROBATE PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petitioner of Springfield, VT.

**Faith Raymond of Springfield, VT** 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.  
06/20/2024

**More notices on page 10**

**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. HD24P1311EA  
Estate of:  
**Paul A Cote**  
Also known as: **Paul Cote**  
Date of Death: 01/29/2024  
CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:  
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Beth A Kane of Ware, 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: **Beth A Kane of Ware, 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 07/15/2024.** 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.

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