

# Public Notices

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain Mortgage given by Elyzza F. Blatchley to Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, its successors and assigns, dated October 27, 2017 and recorded with the Hampden County Registry of Deeds at Book 21921, Page 7, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 24349, Page 524, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Academy Mortgage Corporation, its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 25319, Page 491 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **10:00 AM on October 10, 2024** at 70 Ruggles Street, Palmer (Three Rivers), MA, all and singular the premises described in said Mortgage, to wit:

That certain parcel of land, with the buildings thereon, situate on Ruggles Street in Three Rivers, in Palmer, Hampden County, Massachusetts, bounded and described as follows:

Beginning in the westerly line of Ruggles Street, at a point one hundred (100) feet northerly from the northerly line of Lafayette Avenue, and thence running westerly in a line parallel with said Lafayette Avenue one hundred (100) feet; thence northerly in a line parallel with Ruggles Street, fifty (50) feet; thence easterly in a line parallel with said first mentioned line, one hundred (100) feet to said Ruggles Street; thence southerly along said Ruggles Street fifty (50) feet to the place of beginning being lot #17 (seventeen) on Plan of Riverside Terrace made by F. T. Westcott, C. E. dated July 1909, and recorded in Hampden County Registry of Deeds, File 290, Plan No. 2, to which plan and record reference is hereby made for further description. This conveyance is made subject to the conditions and restrictions described in deed of Charles E. Collins, Trustee, to Charles H. Giroux, dated April 11, 1912, and recorded with Hampden County Registry of Deeds, Book 843, Page 397.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

**TERMS OF SALE:** A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

**TIME WILL BE OF THE**

**ESSENCE. Other terms, if any, to be announced at the sale.**  
Freedom Mortgage Corporation  
Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
23-011759  
09/19, 09/26, 10/03/2024

## (SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 24 SM 003386 ORDER OF NOTICE TO:

**Marc A. Ferreira; Leah A. Ferreira**  
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

**Freedom Mortgage Corporation** claiming to have an interest in a Mortgage covering real property in Palmer, numbered 162 Peterson Road, given by Marc A. Ferreira and Leah A. Ferreira to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Norwich Commercial Group, Inc., d/b/a Norcom Mortgage, dated August 24, 2012, and recorded at Hampden County Registry of Deeds in Book 19412, Page 216, and now held by the 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 **November 4, 2024** or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, **GORDON H. PIPER**, Chief Justice of said Court on September 23, 2024.

Attest:  
**Deborah J. Patterson**  
Recorder  
10/03/2024

## PALMER CONSERVATION COMMISSION PUBLIC HEARING NOTICE

In accordance with the Wetland Protection Act of the General Laws of the Commonwealth of Massachusetts, Chapter 131, Section 40, and the Town of Palmer Wetlands Ordinance, Chapter 143, the Palmer Conservation Commission will hold a public hearing on **Tuesday, October 15th, 2024, at 7:00 PM** on the application of Brenda Frydenkevez c/o Sherman & Frydryk Land Surveying and Engineering, of 3 Converse Street, Suite 203, Palmer, MA 01069.

The applicant has submitted a Notice of Intent for activities associated with the proposed construction of a 24-lot Open Space Residential Subdivision. Work is proposed to occur within the 100' Buffer Zone and 50' No-Disturb Zone to Bordering Vegetated Wetlands.

The project site is located on State Street, Palmer MA. Assessor's Map/Lots 87-12, 87-13, 87-14, 89-15, and 89-32.

Any interested persons wishing to be heard on the application should appear at the time and place designated. A copy of the application and plan may be inspected at the Palmer Town Hall in the Conservation Commission Office, 4417 Main Street, Palmer, MA 01069 or contact the office at 413- 283-2687.

Donald Blais, Jr., Chair,  
Palmer Conservation Commission  
10/03/2024

**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. HD24P2061EA Estate of: Robert Allyn Hawkins Date of Death: 07/06/2021 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 Erica Kenosi of Cape Elizabeth, ME requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

**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 10/24/2024. 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: September 26, 2024

**Rosemary A Saccamani**, Register of Probate  
10/03/2024

**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. HD24P2030EA Estate of: Julius John Ivan, Sr. Date of Death: 04/09/2021 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 **Sandra G Ivan of Wallingford, CT** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Sandra G Ivan of Wallingford, CT** 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 10/22/2024. 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: September 24, 2024

**Rosemary A Saccamani**, Register of Probate  
10/03/2024

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 248 Ware Street, Palmer, MA 01069

By virtue of the Power of Sale contained in a certain mortgage given by Mark A Kirk to Bank of America, N.A., and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, said mortgage dated June 24, 2010 and recorded in the Hampden County Registry of Deeds in Book 18459, Page 339 and filed in the Hampden County Registry District of the Land Court as Document No.: 185496 and noted on Certificate of Title No.: 32635, said mortgage was assigned from Bank of America, N.A. to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment dated January 18, 2024 and recorded with said Registry of Deeds in Book 25357, Page 534 and filed with Hampden County Registry District of the Land Court as Document No.: 236020 and noted on Certificate of Title No.: 32635; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on October 22, 2024 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land, with buildings thereon, situated in Palmer, Hampden County, Massachusetts bounded and described as follows:  
**PARCEL ONE:**  
EASTERLY by the westerly line of a State Highway forty-four and 02/100 (44.02) feet;  
SOUTHERLY by land now or formerly of Alice I. Smith two hundred thirty-eight and 60/100 (238.60) feet;  
WESTERLY by land now or formerly of Alfred B. Trumble et al forty-five and 38/100 (45.38) feet; and  
NORTHERLY by land now or formerly of Alexander Stred et al two hundred thirty-nine and 59/100 (239.59) feet.  
All of said boundaries are determined by the Court to be located as shown on a plan drawn by Timothy D. Crimmins, Civil Engineer, dated June 1943, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 3512.  
**PARCEL TWO:**  
A certain tract of land situate on the westerly side of the highway leading from Palmer to Ware in Palmer Center, so-called, in said Palmer, bounded and described as follows:  
BEGINNING at a point in the westerly side of said road and at the southeast corner of land formerly of Packard S. Trumble, now or formerly of Raymond L. Hall et ux; thence  
SOUTHERLY along the westerly side of said road, sixteen (16) feet; thence  
WESTERLY in a line parallel with and sixteen (16) feet distant southerly from the southerly line of said land of Hall, about two hundred fifty (250) feet to land now or formerly of Sarah F. Trumble;  
NORTHERLY along last

named land sixteen (16) feet to said land of Hall; thence  
EASTERLY along last named land about two hundred fifty (250) feet to the place of BEGINNING.

BEING the same parcel conveyed to Mark A. Kirk from David A. Coderre and Colleen F. Coderre, by virtue of a deed dated 1/25/2006, recorded 1/27/2006, in Deed Book 15659, Page 552, County of Hampden, State of Massachusetts

Assessor's Parcel No. 8100700 and 8100600  
Registered Land Certificate: #32635

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 25, 2006 and recorded in the Hampden County Registry of Deeds in Book 15689, Page 552 and registered with the Hampden County Registry of Deeds as Document No.: 166034 and noted on Certificate of Title No.: 32635.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00)** Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

**Brock & Scott, PLLC**  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust

Present Holder of the Mortgage  
(401) 217-8701  
09/19, 9/26, 10/03/2024

**Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD24D0933DR Russell Raymond vs. Diane Raymond DIVORCE SUMMONS**

## BY PUBLICATION AND MAILING

To the Defendant: The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown.

The Complaint is on file at the Court.  
An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. **SEE Supplemental Probate Court Rule 411.**

You are hereby summoned and required to serve upon:

**Russell Raymond 37 Shaw Street Palmer, MA 01069**

your answer, if any, on or before **12/06/2024**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court

WITNESS, Hon. **Barbara M. Hyland**, First Justice of this Court.  
Date: September 5, 2024

**Rosemary A. Saccamani**  
Register of Probate  
10/03/2024

## MORTGAGEE'S NOTICE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain Mortgage given by Bridget K. Sloan and Joseph C. Sloan to Mortgage Electronic Registration Systems, Inc., as nominee for The Federal Savings Bank, its successors and assigns, dated November 16, 2018 and recorded with the Hampden County Registry of Deeds at Book 22449, Page 172, subsequently assigned to U.S. Bank National Association by Mortgage Electronic Registration Systems, Inc., as nominee for The Federal Savings Bank, its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 23042, Page 332 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **2:00 PM on October 10, 2024** at 92 Wales Road, Brimfield, MA, all and singular the premises described in said Mortgage, to wit: The land with buildings thereon in BRIMFIELD, Hampden County, Massachusetts, being further bounded and described as follows:

**TIME WILL BE OF THE ESSENCE.**  
Other terms, if any, to be announced at the sale. U.S. BANK NATIONAL ASSOCIATION  
Present Holder of said Mortgage,  
By Its Attorneys,

The land being shown as Lot 4 on the westerly side of Wales Road, Brimfield, Hampden County, Massachusetts, on sheet 1 of 2 on a plan entitled "PLAN OF LAND, BRIMFIELD, MA, PREPARED FOR: JEFFREY L. PAULIN", dated March 26, 2004, drawn by Fancy Land Surveying, 3 Hastings Road, Spencer, MA and recorded with the Hampden County Registry of Deeds in Book of Plans 333, Page 53 and Book of Plans 333, Page 54. Said Lot 4 containing 1.532 acres (66,750 +/- square feet) according to said plan. For title reference see Deed Book 22449, Page 128.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

**TERMS OF SALE:** A deposit of TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

**TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale. U.S. BANK NATIONAL ASSOCIATION  
Present Holder of said Mortgage,  
By Its Attorneys,

ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
22-003513  
09/19, 09/26, 10/03/2024

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HDxxPxxxxxEA Estate of: Wayne K. Wrubel**


**Date of Death: 07/09/2024 INFORMAL PROBATE PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Brenda J. Turner of Three Rivers, MA** a Will has been admitted to informal probate.

**Brenda J. Turner** of **Three Rivers, 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 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.  
10/03/2024

**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.**



## VETERANS DAY SALUTE

*The Journal Register ~ November 7, 2024*

The Journal Register will be saluting our local veterans (from all wars and branches, including honoring deceased veterans), reservists, active duty U.S. Military members.

Please submit a photo of your veteran with his or her name, rank, branch of military and hometown by email to [dflynn@turley.com](mailto:dflynn@turley.com) or drop off a photo to **The Journal Register, 24 Water Street, Palmer, MA 01069**  
All photos will be returned.

Please submit your photo no later than **Monday, October 21, 2024.**

*There is no cost to submit a photo. No photos will be accepted after deadline. If you would like to use a prior submitted photo, please contact Dan Flynn no later than October 10th (413) 297-5886.*