

# PUBLIC NOTICES

**Ludlow Conservation Commission LEGAL NOTICE**

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, for Wednesday, June 5, 2024, at 6:30 p.m. for the Request for Determination of Applicability application of Susan Gamelli, for the property located at 58 Beachside Drive (Assessors' Map 16A, Parcel 113). The subject of the meeting is: build a retaining wall.

Angela Tierney  
Chair

05/29/2024

**Ludlow Conservation Commission LEGAL NOTICE**

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, for Wednesday, June 5, 2024, at 6:40 p.m. for the Request for Determination of Applicability application of Iron Duke Brewing, Nicholas Morin, for the property located at 100 State Street, Suite 122 (Assessors' Map 14B, Parcel 130F). The subject of the meeting is: Top 25' of existing asphalt with concrete, and addition of topsoil/grass on remaining 5'.

Angela Tierney  
Chair

05/29/2024

**Ludlow Planning Board LEGAL NOTICE SPECIAL PERMIT / HOME OCCUPATION**

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on Thursday, June 13, 2024 at 7:30 p.m. on the application of Rosineide Carvalho of 118 Highland Avenue, Ludlow, MA (Assessors' Map 15A, Parcel 357) for: home office for cleaning service.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, June 27, 2024.

Raymond Phoenix  
Chairman

05/29, 06/05/2024

**Ludlow Planning Board LEGAL NOTICE SPECIAL PERMIT / HOME OCCUPATION**

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on Thursday, June 13, 2024 at 7:40 p.m. on the application of Nicholas Manewich of 356 Lyon Street, Ludlow, MA

(Assessors' Map 18, Parcel 57B) for: home office for general contracting & property management business.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, June 27, 2024.

Raymond Phoenix  
Chairman  
05/29, 06/05/2024

**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. HD24P1135EA Estate of:**

**Lucilia Lavoie Date of Death: 04/13/2024 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 David R. Lavoie of Ludlow, 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: David R. Lavoie of Ludlow, MA be appointed as Personal Representative(s) of said estate to serve 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 06/26/2024. This is NOT a hearing date, but a deadline by which you must file a 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: May 23, 2024  
Rosemary A Saccomani,  
Register of Probate  
05/29/2024

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD24P1067EA Estate of:**

**Lillian Dorothy Lewison Also Known As: Lillian D. Lewison & Lillian Lewison Date of Death: March 2, 2024 INFORMAL PROBATE PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner Karen F. Drazek of Ripley, ME

Petitioner Diane D. Cousineau of Monson, MA a Will has been admitted to informal probate.

Karen F. Drazek of Ripley, ME

Diane D. Cousineau of Monson, 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.  
05/29/2024

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Candace L. Palaia to Florence Bank f/k/a Florence Savings Bank, said mortgage being dated June 26, 2009, and recorded in the Hampden

County Registry of Deeds in Book 17872, Page 65, 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 A.M. on Thursday, June 13, 2024, upon the premises described in said mortgage, namely Unit 53 Waters Edge Condominium, 53 Waters Edge Drive, Ludlow, Hampden County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land in Ludlow, Hampden County, bounded and described as follows:

Unit #53 in the condominium located at Waters Edge Drive, known as Waters Edge Condominiums, created pursuant to and subject to the provisions of Chapter 183A of the General Laws of Massachusetts by Master Deed dated August 1, 1989 and recorded with the Hampden County Registry of Deeds in Book 7309, Page 487, as amended, including all amendments (hereinafter referred to as the "Master Deed")

The Unit is conveyed together with the undivided interest of 1.65% appertaining to said Unit in the common areas and facilities of said Condominium.

The Unit is hereby conveyed subject to and with the benefit of, as the case may be:

1. Easements, rights, conditions and rights of record insofar as the same may now be in force and effect;

2. The provisions of Massachusetts General Laws, Chapter 183A, as amended;

3. The Master Deed and related Declaration of Trust, of Waters Edge Condominium Association Trust, (the "Trust") and the By-Laws of Waters Edge Condominium recorded in the Registry in Book 7309, Page 557;

4. Any rules and regulations promulgated pursuant to the By-Laws of the trust;

5. The obligation to pay the proportionate share attributed to the Unit of the common expenses;

6. Such taxes attributable to the Unit for the current year as are not now due and payable;

7. Rights of other unit owners to exclusively use certain common areas and facilities, as set forth in the Master Deed, which the Grantee, by acceptance of this deed, agrees to; and

8. Rights reserved to the Grantor as expressed in the Master Deed as amended.

Subject to Order of Conditions recorded in Hampden County Registry of Deeds in Book 7449, Page 451, as extended in Book 8929, Page 22; if in force and

applicable.

Subject to Special Conditions No. 22 in the above-stated Order of Conditions prohibiting any alteration between the Gamache Pond shoreline and line designated as "Max. Limit of Construction" as shown on a p-5 site plan as dated 12/5/88 recorded in the Hampden County Registry of Deeds.

Subject to other restrictions of record insofar as they may now be in force and effect.

Candace L. Palaia subordinates the Declaration of Homestead recorded in the Hampden County Registry of Deeds in Book 15143, Page 264 to this mortgage but it shall otherwise remain in force and effect.

Being the same premises conveyed to the Mortgagor herein by deed of Berta F. Alfaia recorded in the Hampden County Registry of Deeds on May 28, 1998 in Book 10302, Page 225.

Said premises will be sold subject to and/or with the benefit of any and all rights, rights of way, restrictions, easements, improvements, covenants, outstanding tax title, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of parties in possession, and existing encumbrances of record created prior to the mortgage, if any there be, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the Deed.

No representations, express or implied, are made with respect to any matter concerning the premises which will be sold "as is".

The successful high bidder will be responsible for paying the Massachusetts State Documentary Tax Stamps, all closing costs and all recording fees.

**TERMS OF SALE:** The highest bidder in the sale shall be required to deposit cash, bank treasurer's check or certified check in the amount of TEN THOUSAND DOLLARS (\$10,000.00) at the time and the place of the sale of the premises to qualify as a bidder (the present holder of the mortgage is exempt from this requirement) to be held by the Mortgagee. The successful bidder will also be required to deposit an additional sum equal to ten percent (10%) of the amount bid less the \$10,000.00 deposit (but no less than \$10,000) with the Mortgagee's auctioneer, Aaron Posnik & Co., Inc., 31 Capital Drive, West Springfield, Massachusetts 01089 or the Mortgagee's attorney as may be directed within five (5) days of the date of the sale to be held by the Mortgagee,

Florence Savings Bank f/k/a Florence Bank, Present Holder of said Mortgage

By: Francis R. Mirkin, Its Attorney

BACON WILSON, P.C.  
33 State Street  
Springfield, MA 01103  
413-781-0560

05/22, 05/29, 06/05/2024

and the balance of the purchase price shall be paid in cash, certified or bank treasurer's check at the closing which shall occur within thirty (30) days after the date of foreclosure sale, time being of the essence, unless the Mortgagee agrees otherwise. The successful bidder at the sale shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale.

In the event that the successful bidder at the public auction shall default in purchasing the within described property according to the terms of this Notice of Mortgagee's Sale and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgagee reserves the right, at its election, to sell the property to the second highest bidder at the public auction provided that Mortgagee, in its discretion, may require (1) said second highest bidder to deposit the amount of the required deposit as set forth herein within three (3) business days after written notice to the second highest bidder of the default of the previous highest bidder, (2) the second highest bidder to execute a Memorandum of Sale, and (3) the closing to occur within twenty (20) days of said written notice, time being of the essence unless the Mortgagee agrees otherwise. The Mortgagee reserves the right to sell any parcel or any portion thereof separately, or in any order that Mortgagee may choose and/or to postpone this sale to a later time or date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms, if any, to be announced at the time and place of the sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Florence Savings Bank f/k/a Florence Bank, Present Holder of said Mortgage

By: Francis R. Mirkin, Its Attorney

BACON WILSON, P.C.  
33 State Street  
Springfield, MA 01103  
413-781-0560

05/22, 05/29, 06/05/2024

**Town of Ludlow School Department Invitation to Bid #D24-T1VD High School Fascade Replacement Online Bids Only**

The Ludlow School Department is seeking bids for replacement of a portion to the High School facade.

Documents will be available online after 5:00 PM on 5/29/24 at biddocs.com. Please use project number D24-T1VD.

Bids will be received by 2:00 PM on 6/18/24.

A voluntary site visit is scheduled for 6/3/24 @ 3:30 at Ludlow High School, 500 Chapin Street.

The Ludlow School Department reserves the right to reject any and all proposals.

05/29/2024

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](http://www.publicnotices.turley.com)