

# Public notices

## Town of Wales

### Notice of Public Hearing

In accordance with the provisions of MGL Ch 40A §10 & §11, the Wales Zoning Board of Appeals will hold a public hearing on **March 20th, 2025, at the Wales Senior Center at 5:15 p.m.** on the application submitted by Joel Jette regarding the property at 70 Union Rd. in Wales. The applicant has applied for a special permit on behalf of the property owner Lisa Ohr, in terms of the Town of Wales Zoning By-law Sec. 4.2. The Town of Wales Zoning By-Law Sec. 4.2.2 states "A pre-existing non-conforming use or structure may not be extended, altered or changed except by a special permit from the Zoning Board of Appeals." Specifically, the applicant wishes to construct a 24 x 48 single family home. Any person interested and wishing to be heard of this application should refer to March 20th, 2025, agenda on the Zoning Board of Appeals page on the town website ([www.townofwales.net](http://www.townofwales.net)). If you have any questions or concerns, please email [planning@townofwales.net](mailto:planning@townofwales.net)  
02/27, 03/06/2025

## Town of Monson

### Zoning Board of Appeals LEGAL NOTICE

In accordance M.G. L Chapter 40A the Monson Zoning Board of Appeals will hold a Public Hearing, Thursday March 27th, 2025, at 7:00 P.M. at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Strum's Construction Service for a variance from the requirements of §3.2, Table 2, Dimensional & Density Regulations, of the Monson Zoning Bylaws. The applicant seeks a variance for an installed sign that violates the required setbacks. The property is in the General Commercial zone and is located at 494 Boston Road West, Map 1 and Parcel 002B. A copy of the application is on file in the Office of the Town Clerk, Zoning Board of Appeals and available for viewing during regular office hours.  
Ronald Fussell, Vice Chairman  
03/06, 03/13/2025

## TOWN OF PALMER PUBLIC HEARING NOTICE FY2025 Community Development Block Grant

The Palmer Community Development Department will conduct a Public Hearing on Monday, March 24, 2025, at 5:30 PM in the meeting room of the Palmer Town Building, 4417 Main Street, Palmer, MA. If the building is closed due to inclement weather or for any other reason on that date, the Public Hearing will be held on the next night Tuesday, March 25, 2025, at the same time and location.  
The purpose of this Public Hearing is to solicit input relative to the development and submission of a grant application under the FY 25 CDBG Program. The CDBG Program is funded by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) through the use of federal funds under the Housing & Community Development Act of 1974 as amended.  
Projects currently under consideration for inclusion in Palmer's FY 25 application include public works improvements to areas within the Three Rivers section of the town. Streets that may be part of the improvements include Park Avenue, Front Street and Kelly Street. Public social services will also be considered as part of the grant application and may include domestic violence prevention services and transportation assistance. The town is also considering a planning initiative that will conduct a conditions survey throughout the core area of Three Rivers for the purpose of determining if the area qualifies as "slum and blighted." The designation will allow the Town to apply for funding critical to revitalizing the area.  
All persons and organizations with questions or comments will have an opportunity to be heard. Persons unable to attend the hearing may mail written comments to the Town of Palmer, Community Development Director, 4417 Main Street, Palmer, MA 01069, or may be emailed to [communitydevelopment@townofpalmer.com](mailto:communitydevelopment@townofpalmer.com). Written comments must be received no later than March 31, 2025. For further information, contact John Latour Palmer Community Development Director (413) 283-2614 or email, [jlatur@townofpalmer.com](mailto:jlatur@townofpalmer.com).

Persons who require accommodation to participate in the public meeting should contact the Town of Palmer Community Development Office at least two business days before the hearing.  
03/06/2025

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution 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 11:00 AM on March 20, 2025 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 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 LAW GROUP PLLC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
23-011759  
02/27, 03/06, 03/13/2025

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated December 6, 2011 from Regina Ann Gagne to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of America, N.A., its successors and assigns, recorded with the Hampden County Registry of Deeds in Book 19095, Page 42, the undersigned U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust being the present holder of said mortgage by Assignment of Mortgage dated January 22, 2014 from Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and assigns, to Bank of America N.A. recorded in Book 20175, Page 261, Assignment of Mortgage dated April 28, 2018 from Bank of America N.A. to Select Portfolio Servicing, Inc. recorded in Book 22151, Page 130, and Assignment of Mortgage dated May 24, 2022 from Select Portfolio Servicing, Inc. to U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust recorded in Book 24582, Page 348, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:  
**1:00 P.M., Monday, March 24, 2025**  
upon the hereinafter-described premises, known as and numbered as 2140 Palmer Road, Three Rivers (Palmer), Hampden County, Massachusetts, all and singularly the premises described in said mortgage, to wit:  
The land with the buildings thereon, situate on the Southwesterly side of Palmer Road, so-called, in the Village of Three Rivers, Town of Palmer, Hampden County, Massachusetts bounded and described as follows:  
Beginning at an iron pin in the ground in the Southwesterly line of said Palmer Road, and at the Northeasterly corner of land formerly of John Szczygel, now of one Zalazo, said iron pin being located at a distance of one hundred thirty-two (132) feet from the Northwesterly corner of said Zalazo's land;  
thence South 42 degrees 0' West along said Zalazo line, three hundred thirty and 25/100 (330.25) feet to an iron pin in the ground;  
Thence South 50 degrees 04' East along said last named land, sixty-six (66) feet to an Iron pin in the ground in line of land of one Amelia Baldyga;  
Thence North 42 degrees 0' East along said land of Amelia Baldyga about three hundred thirty (330) feet to an Iron pin in the ground in the Southwesterly line of said Palmer Road;  
Thence Northwesterly along the Southwesterly line of said Palmer Road, sixty-six (66) feet to the point of beginning.  
Being the same parcel conveyed to Regina Ann Gagne from Walter P. Kozik and Mary A. Kozik, by virtue of a Deed Dated 3/31/1989, Recorded 3/31/1989, in Deed Book 7131, Page 3, as Instrument No. 17426 County of Hampden, State of Massachusetts.  
Assessor's Parcel No: M;0067 L:000022  
The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.  
TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase

price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of the Truman 2021 SC9 Title Trust,  
By its Attorneys,  
CUNNINGHAM, MACHANIC, CETLIN,  
JOHNSON, HARNEY & TENNEY, LLP  
220 North Main Street,  
Suite 301  
Natick, MA 01760  
(508) 651-7524  
02/27, 03/06, 03/13/2025

**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. HD25P0410EA  
Estate of:  
Mitchell Garabedian  
Date of Death: 12/29/2024  
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 **Karen M Baglio of Marlborough, 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: **Karen M Baglio of Marlborough, 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 03/27/2025. 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: February 27, 2025  
**Rosemary A Saccomani**, Register of Probate  
03/06/2025

**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.**



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# Oliveira named chair of the Joint Committee

### Labor and Workforce Development and appointed to Senate Ways and Means

BOSTON—Senator Jake Oliveira (Hampden, Hampshire & Worcester District) has been appointed Chair of the Joint Committee on Labor and Workforce Development for the 194th General Court by Senate President Karen Spilka. The appointment places him at the helm of shaping policies that impact workers' rights, fair labor practices, and economic opportunity across Massachusetts.

As Chair, Senator Oliveira will lead the commit-

tee in addressing critical issues such as workplace discrimination, wage equity, workers' compensation, and broader labor laws that affect employees and businesses throughout the Commonwealth. According to Oliveira, his leadership will focus on strengthening workforce protections, expanding job training opportunities, and ensuring all workers are treated fairly under the law.

"Massachusetts must continue to be a leader in protecting workers, expanding economic opportunity, and fostering workplaces free from discrimination and exploitation," said Senator Oliveira. "As Chair of the Labor and Workforce Development Committee, I am committed to advancing policies that cre-

ate good-paying jobs, protect workers, and support businesses in building a strong and resilient economy. I look forward to working with my colleagues to craft legislation that ensures economic prosperity and fairness for every worker in the Commonwealth."

In addition, Senator Oliveira has been appointed to serve on the prestigious Senate Committee on Ways and Means. This key role positions him at the forefront of shaping the Commonwealth's budget and fiscal policies.

"As a member of Senate Ways and Means, I am honored to have the opportunity to help craft a state budget that reflects our values: investing in education, workforce development, infrastructure,

and essential services while maintaining fiscal responsibility," said Senator Oliveira. "I am grateful to Senate President Spilka for her confidence in me. I look forward to advocating for policies that will improve the quality of life for working families, strengthen our economy, and ensure that Massachusetts remains a leader in innovation and opportunity."

Senator Oliveira has also been named Vice Chair of the Joint Committee on Election Laws, where he will help oversee legislation related to voting rights, election security, and the democratic process. He will also serve on several other key committees, including:

- Joint Committee on Agriculture and

- Fisheries
- Joint Committee on Bonding, Capital Expenditures, and State Assets
- Joint Committee on Consumer Protection and Professional Licensure
- Joint Committee on Financial Services
- Joint Committee on Public Service

"These committee assignments allow me to advocate for policies that matter most to my constituents—ensuring access to good jobs, protecting workers, and fostering a fair and inclusive economy," Oliveira added. "I am eager to get to work and make meaningful progress for the people of Massachusetts."

## Veterans eat lunch free at Senior Ctr.

WARE – Now through May 31, 2025, veterans of the U.S. armed services can enjoy a home-made lunch for free at the Ware Senior Center, 1 Robbins Road.

These meals are provided by the generosity of former Ware Selectboard member John Morrin, the Ware Veteran Fund and the Ware Veterans Carnival.

For veterans to take advantage of this offer they must call the Ware Senior Center 413-967-9645 by noon the business day before they wish to come for lunch and place their name on the list. Meals are served daily, Monday through Friday from 11:30 a.m.-noon.

Menus and more information are available on the Council on Aging page of townofware.com or by stopping by the Ware Senior Center, 1 Robbins Road, Monday through Friday from 8 a.m.-4 p.m.

## Public notices

### 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: NISSAN VIN:1N4AL11D06C268613 Christopher Serra 14 Duggan Cir Springfield, MA; HONDA VIN:3ZCRU6H39JG701186 Losto Properties 99 Chandler ST Worcester, MA; JEEP VIN:1J8H-G48K17C588598 Dawn Dawicki 315 Lower Hampden RD Apt A Monson, MA; NISSAN VIN:3N1CN7AP7CL910175 Jodi Membrino 77 Chestnut Hill RD Millville, MA; NISSAN VIN:3N1BC13E99L377944 Loni Otto 70 West Main ST Ware, MA; CHRYSLER VIN:3CF8Y68B62T270186 Alice Suprenant 316 Amherst RD Pelham, MA; SIERRA VIN:1TT1126B6P1008571 Angie Campos 129 Main St #872 Ashaway, RI; NISSAN VIN:JN1BJ1CR9KW327845 Amanda Brown 44 Gage St Apt 2 Augusta, ME; ACURA VIN:19VDE1F3TDE020455 Eliezer Rodriguez 2175 Plank RD Chesire, CT; LINCOLN VIN:5LMEU88H74ZJ30175 Edward Libera 39 Bourne St Three Rivers, MA; CHEVY VIN:1GCHK29U93E197403 Gregory Rozkuszka 255 West St Ludlow, MA; CHEVY VIN:2G1WT57K091181374 Ruben Suarez 751 Fairbanks Ave Cincinnati, OH; SUBARU VIN:4S3BMB6C69A3246926 Elizabeth Lund 12 Norbell St Three Rivers, MA; MORITZ VIN:4WXBD1721P1046879 Owner: Unknown; DODGE VIN:2B3KA43G76H174241 Gabriel Morales 119 Stafford St Apt 1 Springfield, MA; CHEVY VIN:KL8CA6S98DC594049 John Walt 48 Smithfield Ct Springfield, MA; CHEVY VIN:2GCEK19TX41131357 Raymond Lavalley 3123 Main St Bondsville, MA; NISSAN VIN:1N4BA41E36C812803 Tammy Castagnaro 1021 Baptist Hill Rd Palmer, MA.

This auction is to take place on March 21, 2025 10:00 A.M. at LaBontes & Son LLC, 241 Wilbraham St., Palmer, MA 01069 03/06, 03/13, 03/20/2025

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD25P0139EA Estate of: Barbara A. Lebida Date of Death: 11/21/2024 INFORMAL PROBATE PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Dorothy Lech of Palmer, MA**

a Will has been admitted to informal probate.

**Dorothy Lech of Palmer, 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. 03/06/2025

**Public Notice of Federal Funding: Historic Preservation Fund Paul Bruhn Historic Revitalization Grants Program WITHIN THE TOWNS OF BLANDFORD, GOSHEN, and MONSON (HAMPDEN COUNTY, MASSACHUSETTS); HADLEY, SOUTHAMPTON, AND WARE (HAMPSHIRE COUNTY, MASSACHUSETTS); AND HARDWICK (WORCESTER COUNTY, MASSACHUSETTS) December 31, 2024**

To: All interested Agencies, Groups and Individuals

This is to give notice that the Pioneer Valley Regional Ventures Center has provided \$650,000 in sub-grants through a competitive selection process for eligible historic preservation projects (Grantees) in the Hampden County Towns of Blandford, Goshen and Monson; the Hampshire County Towns of Hadley, Southamptn, and Ware; and the Worcester County town of Hardwick. The Pioneer Valley Planning Commission will manage the program. These projects are being supported in part by a grant award by the National Park Service, Department of the Interior, through the Historic Preservation Fund Paul Bruhn Historic Revitalization Grants Program. For more information, visit go.nps.gov/grants. All properties are listed on the National Register of Historic Places and work will meet the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*. All activities undertaken on the properties during the grant period, regardless of funding source, are considered part of the Federal undertaking for Section 106 purposes. The Grantees shall comply with all applicable federal, state, and local procurement laws and requirements for the use of sub-grant funds to complete the projects. In accordance with 2CFR200.318 and MGL c. 149A, the Grantees will conduct a formal procurement process to select a qualified contractor, or contractors, to complete the pre-approved scope of work.

The following entities and properties have received funding: Blandford Historical Society, 4 North Street, Blandford, \$70,000 for roof replacement; Town of Goshen, 42 Main Street, Goshen, \$89,000 for masonry repair, repairs to the main entry stairs, gutter installation, and kitchen ADA compliance; Town of Monson, 198 Main Street, Monson, \$100,000 for interior or plaster repair and painting in the grand hall; Workshop13, 13 Church Street, Ware, \$100,000 for an interior lift to support ADA compliance to each second

floor gallery; Porter-Phelps-Huntington Foundation, 113 River Drive, Hadley, \$100,000 for planning and stabilization of the Charles Porter Phelps House ell; Town of Southamptn, 8 East Street, Southamptn, \$96,000 for exterior masonry repointing and restoration of the historic main entrance steps; and Town of Hardwick, 32 Common Street, Hardwick, \$95,000 for repairs to the roof, exterior masonry, windows and bell tower, and exterior painting. Funding is intended to support the preservation of National Register-listed historic community anchor buildings and serve as a catalyst for commercial and social activity and greater investment to benefit local economies. Any individual, group, or agency may submit written comments on the proposed activity or request further information by contacting Shannon Walsh, Historic Preservation Planner for the Pioneer Valley Planning Commission, 413-657-5052, email swalsh@pvpc.org. 03/06/2025

**LEGAL NOTICE Town of Holland, Brimfield, and Wales Public Hearing Tuesday, March 18, 2025 6:00 PM in the Holland Town Hall 27 Sturbridge Road, Holland, MA 01521 FY25 Community Development Block Grant Application Proposed FY25 CDBG Application**

The Holland Select Board will conduct a public hearing on Tuesday, March 18, 2025, at 6:00 p.m. at the Holland Town Hall located at 27 Sturbridge Road, Holland, MA regarding its proposed FY25 application by the Town of Holland to the Massachusetts Executive Office of Housing and Livable Communities for up to \$1,250,000 in available Community Development Block Grant Funds. The projects under consideration include:

- Infrastructure Improvement Project(s): Park Rd, Amber Rd, Hill Rd, Lakeview Rd, Brook Rd, Maybrook Rd.
- ADA Municipal Self-Assessment
- Lead applicant on the Brimfield, Holland, and Wales application to include a Housing Rehabilitation Program, and Social Services – Wales Food Pantry.
- Additional projects may be discussed and may be included in the grant application.

If awarded, the Town of Holland will be responsible for administration of the grant program, with assistance from the Pioneer Valley Planning Commission.

All persons with questions or comments regarding the grant application will have an opportunity to be heard. Persons who require special accommodations for the hearing should contact the town several days prior to the hearing date at (413)-245-7108 ext. 101. Those unable to attend can send written comments to the Holland Town Administrator, 27 Sturbridge Road, Holland, Ma 01521, Attn: Stacy Stout.

For further information contact Sarah Maroney at PVPC (413) 781-6045 or smaroney@pvpc.org. 02/27, 03/06/2025

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

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Norman L. Whitman and W. Alexandra Pietrowski to Mortgage Electronic Registration Systems, Inc., as nominee for Popular Financial Services, LLC, its successors and assigns, dated July 9, 2004 and recorded with the Hampden County Registry of Deeds at Book 14336, Page 130, subsequently assigned to The Bank of New York Mellon F/K/A The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificate Holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5 by Mortgage Electronic Registration Systems, Inc., as Nominee for Popular Financial Services, LLC, by assignment recorded in said Hampden County Registry of Deeds at Book 19866, Page 197, subsequently assigned to U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee for The NRZ Pass-Through Trust IX-B by The Bank of New York Mellon F/K/A The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificate Holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5 by assignment recorded in said Hampden County Registry of Deeds at Book 22854, Page 28, subsequently assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust IX-B by assignment recorded in said Hampden County Registry of Deeds at Book 23957, Page 411, subsequently assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee of New Residential Mortgage Loan Trust 2020-NPL2 by U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust IX-B by assignment recorded in said Hampden County Registry of Deeds at Book 25305, Page 135 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **11:00 AM on March 13, 2025** at 198 Union Road, Wales, MA, all and singular the premises described in said Mortgage, to wit: the real estate located in said Wales on the westerly side of Union Road about one quarter (1/4) of a mile northerly of the Holland Stafford Road, and being more particularly bounded and described as follows: Beginning at an iron pin in the westerly line of Union Road, six hundred twenty (620) feet southerly, measuring along said westerly line, from a stone fence at land now or formerly of William Braman, and thence running S. 2° 05' E. two hundred (200) feet along said Union Road to an iron pin; thence turning and running S. 80° 55' W. two hundred eighty (280) feet to an iron pin; thence turning and running N. 2° 05' W. two hundred (200) feet to an

iron pin; thence turning and running N. 80° 55' E. two hundred eighty (280) feet to the point of BEGINNING, the last three courses being along land now or formerly of Julius A. Aarons et ux.

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.**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust Present Holder of said Mortgage,

By Its Attorneys, ORLANS LAW GROUP PLLC PO Box 540540 Waltham, MA 02454 Phone: (781) 790-7800 21-004521 02/20, 02/27, 03/06/2025

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court**

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| S | N | I | P | A | S | S | E | R | T | D | E | E |   |
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| E | X | O | S | K | E | L | E | T | O | N | C | A | R |
| P | I | L | E | I | P | R | O | M | S | U | S | E |   |
| T | E | S | T | E | D | B | I | A | S | E | D |   |   |
| A | V | A | R | I | C | I | O | U | S |   |   |   |   |
| M | U | M | S | N | A | M | E | N | G | A | M | I |   |
| U | F | O | S | E | N | I | O | R | S | T | A | D |   |
| D | A | N | A | E | I | N | R | O | F | E | D | S |   |
| I | R | R | E | S | O | L | U | T | E |   |   |   |   |
| S | A | T | E | E | N | P | A | M | P | A | S |   |   |
| E | G | O | N | A | D | E | R | B | A | R | C | A |   |
| E | A | R | A | M | E | N | A | B | I | L | I | T | Y |
| M | M | E | D | O | C | I | L | E | E | M | I | R |   |
| S | A | D | E | R | O | D | E | D | S | A | N | E |   |

**50 State Street Springfield, MA 01103 (413)748-7758**

**Docket No. HD25P0394EA**

**Estate of:**

**Alan L Wilcox**

**Date of Death: 11/21/2024**

**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 **Faith Blackwell of Monson, 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: **Faith Blackwell of Monson, 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 03/25/2025. 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: February 25, 2025

**Rosemary A Saccomani**, Register of Probate

03/06/2025