

Public notices

**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

**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 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 LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
23-011759
02/27, 03/06, 03/13/2025

**Town of Monson
Invitation to Bid
Local Ad
Monson Fire Department
Addition / Renovation
Construction**

The Town of Monson Massachusetts, the Awarding Authority, invites bids for the Monson Fire Department Addition / Renovation Construction project.

Bids are due on or before 2:00PM, local time, March 27, 2025 for Filed Sub-Bids and on or before 2:00PM, April 8, 2025 for General Bids. All Bids will be received electronically via Projectdog.com.

The scope of work consists of the renovation of the existing fire department offices and apparatus bay, as well as a single story addition.

The General Contractor shall be DCAMM certified in General Construction The Filed Sub-Bidder DCAMM categories for this project are as follows: Masonry, Waterproofing D&C, Roofing & Flashing, Tile, Acoustic tile, Glass & Glazing, Painting, fire Suppression, Plumbing, HVAC, and Electrical. Plans and Specifications are available at www.Projectdog.com. Login and reference project code 867152. Refer to the bid documents for specific bidder instructions and requirements.

Bidding procedures shall be in accordance with M.G.L. c. 149, SS44A-44J, as most recently amended, and all other applicable laws. Bids are subject to Prevailing Wage Rates as required by MGL c. 149, SS 26 to 27H. The Town of Monson reserves the right to reject any or all bids if it is in the public interest to do so.
03/13/2025

**Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
Docket No.
HD25P0384EA
Estate of:
Kenneth R Fontaine
Date of Death:
January 25, 2025
FORMAL PROBATE
PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of

Petitioner **Jeremy P Fontaine of Wales, MA**
Petitioner **Renee Snay of East Brookfield, MA**
Jeremy P Fontaine of Wales, MA

Renee Snay of East Brookfield, 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, in-

cluding 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.
03/13/2025

**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 Northeastern 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

**(SEAL)
THE COMMONWEALTH
OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT
Docket Number:
25 SM 000627
ORDER OF NOTICE**

To: **Chad R. Graves; Jennifer L. Graves a/k/a Jennifer Leigh Szall**

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

PennyMac Loan Services, LLC

claiming to have an interest in a Mortgage covering real property in Holland, numbered 54 Mashapaug Road, given by Chad R. Graves, Jennifer L. Graves to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, dated June 13, 2014, and recorded in the Hampden County Registry of Deeds in Book 20313, Page 414, 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 **April 21, 2025**, or you may lose the opportunity to challenge the foreclosure on the ground of non-compliance with the Act.

Witness, **Gordon H. Piper**, Chief Justice of this Court on March 5, 2025.

Attest:
Deborah J. Patterson
Recorder
27311
03/13/2025

**Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
Docket No.
HD25P0416EA
Estate of:
Holland E. Johnson
Date of Death: 12/30/2024
INFORMAL PROBATE
PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **James H. Johnson of Thorndike, MA**.

James H. Johnson of Thorndike, 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.
03/13/2025

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:IJ8H-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 Cheshire, 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:453BMB629A3246926 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 Probate
and Family Court
50 State Street
Springfield, MA 01103
(413)748-7758
Docket No. HD25P0432EA
Estate of:
Johan Theodor Leth-Steensen
Date of Death: 10/12/2024
CITATION ON PETITION
FOR FORMAL
ADJUDICATION**

To all interested persons:
A Petition for Formal Pro-

bate of Will with Appointment of Personal Representative has been filed by **Johan Leth-Steensen, Jr. of Brimfield, 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: **Johan Leth-Steensen, Jr. of Brimfield, 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 03/31/2025. 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: March 04, 2025
Rosemary A Saccomani,
Register of Probate
03/13/2025

**Town of Wales
Planning Board**

In accordance with the provisions of M.G.L. Ch 40A §11, the Wales Planning Board will hold a Public Hearing on **March 31st, 2025, at the Wales Senior Center (85 Main St.) at 6:00pm**, regarding the acceptance of a new table of contents and numbering system throughout the Town of Wales Zoning Bylaws. Additionally, the public hearing will also address the acceptance of amendments made within the following sections of the Wales Zoning Bylaws: 1.0, 2.0, 3.0, 4.1, 4.2, 7.0, 7.1.1, 7.4, 7.9, 8.4, 9. A copy is available on the Town of Wales website and is on file with the Town Clerk where it is available for inspection during regular business hours. Any person interested and wishing to be heard on the acceptance of these amendments should refer to the town website (www.townofwales.net) under Planning Board agenda. If you have any questions or concerns, please email planning@townofwales.net.

03/13, 03/20/2025

More legals on page 14

OPPORTUNITY

**newspaper
correspondent**

Journal Register seeks **Experienced Writers/Journalists** to produce news and/or feature stories of local interest for various towns and cities.

- **Must be dependable, professional and able to meet strict deadlines**
- **Salary based on a flat rate by story and photo**

Send writing samples with resume to

Deanna Sloat
24 Water St., Palmer, MA 01069
or email directly to dsloat@turley.com

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AMVET's squadron 74 fundraiser



Members of Sons of AMVETS Squadron 74 host the annual Corned Beef dinner.

This past Sunday, the Sons of AMVETS squadron 74 held their annual corned beef fundraiser. "We have done this event for years and we are grateful for the support of the community" said Tony Silva, Commander.

This year's fundraiser produced over 200 take out orders consisting of a traditional Irish Corned Beef dinner. Over two dozen members of the Sons of AMVETS Squadron 74 participated in the event.

"This event helps the Sons raise money to continue to support local Veterans and families as well as supporting local civic programs. We at the Sons are proud of what we accomplish for our Veterans community" said Silva.



Rick Dulude, Mike Moynahan and Mike Matheau assemble the take out meals



Dave Rice and Dave Coderre serve a meal.



Ross Karnbach delivers a take out meal to a patron.



John Bigda and George Robichaud prepare a meal.

Turley staff photos

BUILDING BRIDGES LUNCHEON
MARCH 14 & APRIL 11
12-1

CALL TINA VSO 413-283-2610 FOR RESERVATIONS

AMVETS 2150 MAIN ST THREE RIVERS

FREE lunch for Veterans and a guest.

Public notices

TOWN OF MONSON Public Hearing
Tuesday, March 25, 2025
7:00 PM Town Hall
110 Main Street, Monson, MA
Proposed FY25 CDBG Application

The Town of Monson, in association with the Pioneer Valley Planning Commission, will conduct a public hearing regarding the FY25 Community Development Block Grant Program. **The hearing will take place at 7:00 PM on Tuesday, March 25th, 2025**, in person at the Town Hall, 110 Main Street, Monson, MA 01057. If the meeting is cancelled due to inclement weather, the hearing will take place during the rescheduled Select Board meeting.

The public is encouraged to attend this hearing to discuss the town's FY25 application to the Massachusetts Executive Office of Housing and Livable Communities for up to \$850,000 in available Community Development Block Grant Funds. All persons with questions or comments regarding the grant application will have an opportunity to be heard. Those unable to attend can send written comments to the Monson Town Hall, 110 Main Street, Monson, MA 01057, Attn: Jennifer Wolowicz.

The Town is encouraging input on community needs and projects which would benefit from grant funding. Projects currently being considered include an additional phase of infrastructure improve-

ments on Harrison Avenue. Additional projects may be discussed and may be included in the grant application. Additional community needs that can be addressed through the Block Grant program will also be discussed.

Persons who require special accommodations for the hearing should contact the town at least one week prior to the hearing date at (413) 267-4100. For further information contact Joseph Hagopian at PVPC at (413) 781-6045 or jhagopian@pvpc.org. 03/13/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
Docket No.
HD25P0414EA
Estate of:

Roger A. Rondeau
Date of Death: 12/09/2024
INFORMAL PROBATE PUBLICATION NOTICE
 To all persons interested in the above captioned estate, by Petition of Petitioner **Cynthia A. Matera of Palmer, MA** a Will has been admitted to informal probate.

Cynthia A. Matera 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. 03/13/2025

More legals on page 13

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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COMMUNITY BUSINESS CONNECTION

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 Share the Adventure with us!

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 September 12-26, 2025

May 23 **7-Night Bermuda Cruise** from \$1699
 June 10-12.... **Hampton Beach Getaway** \$529
 June 28..... **Boston Harbor Lunch Cruise**..... \$175
 July 12 **Escape to Rockport**..... \$110
 July 26 **Perkins Cove for a Day**..... \$110

Share the Adventure with us soon!
 For further information call Randall at (413) 436-5357 or email adventuretours@att.net or go to www.adventuretoursofwarren.com

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