

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). If you have any questions or concerns, please email planning@townof-wales.net
02/27, 03/06/2025

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. HD25P0255EA
Estate of:
Sharon Ann Allen
Date of Death: 01/06/2025
CITATION ON PETITION
FOR FORMAL
ADJUDICATION

To all interested persons:
A Petition for Probate of Will with Appointment of Personal Representative has been filed by Brian Allen of Palmer, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Brian Allen of Palmer, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/07/2025. 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 07, 2025
Rosemary A Saccomani,
Register of Probate
02/27/2025

LEGAL NOTICE
MONSON CONSERVATION
COMMISSION

Under the requirements of M.G.L. Chapter 131 §40, the Monson Conservation Commission will hold a public hearing on **Wednesday, March 12, 2025 at 7:00 PM** in the Large Meeting Room, Town Office Building, 110 Main St., Monson, MA. Under consideration is an Ecological Restoration Limited Project

Notice of Intent for the property located at Bethany Road & Route 32, Monson Assessors Map 111, Parcel 072A, for the removal of the manmade portions of the Church Manufacturing Company Dam to restore the free-flowing riverine conditions in a segment of Chicopee Brook and to reconnect and restore the river floodplain along the left side of the dam area. The applicant and property owner is RJA Realty Holdings, Inc.

Submitted by:
Monson Conservation
Commission
02/27/2025

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 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 announce-

ment 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 PALMER
COMMUNITY
DEVELOPMENT
BLOCK GRANT
Request For Proposals for
Public Social Service
Programs

The Town of Palmer is seeking proposals from qualified public social service organizations that need funding assistance to provide needed services to Palmer residents. Proposals may be included as part of an application through the FY25 Massachusetts Executive Office of Housing and Livable Communities (EOHLC), Community Development Block Grant Program (CDBG). Eligible activities include a wide range of public social services that build economic security and self-sufficiency as well as activities that address homelessness and workforce development and seek to build social capital, increase economic mobility, and enhance civic engagement. Any proposed project or activity must also primarily benefit low to moderate-income residents of the town.

Palmer may choose to fund all, any, or none of the proposals submitted and only review the most responsive and responsible proposals. The Town reserves the right to reject any proposal that is not in the best interest of the Town or the CDBG program. Agencies or organizations identified for inclusion in the grant will be required to submit additional information as part of the full FY25 CDBG application to be submitted by April 14, 2025. Programs funded by the MA EOHL C are anticipated to begin in the fall of 2025. For more information or to receive a proposal request form, please contact John LaTour at (413) 283-2614 or email, jla-tour@townofpalmer.com.

Proposals must be submitted to the Palmer Community Development Office, 4417 Main Street, Palmer, MA 01069 by Thursday, March 13, 2025, at 11:00 AM.
02/27/2025

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. HD25P0288EA
Estate of:
Linda May Day
Date of Death: 10/23/2024
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 Jeffrey A Day of Hampden, 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: Jeffrey A Day of Hampden, 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 03/20/2025. 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 24, 2025
Rosemary A Saccomani,
Register of Probate
02/27/2025

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 Northeastly corner of land formerly of John Szczgyel, 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. HD25C0046CA
In the matter of:
Samantha Kate Hatch
CITATION ON PETITION TO
CHANGE NAME

A Petition to Change Name of Adult has been filed by Samantha Kate Hatch of Monson, MA requesting that the court enter a Decree changing their name to:

Samantha Kate Brennan
IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: **Hampden Probate and Family Court before 10:00 a.m. on the return day of 03/19/2025.**

This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Barbara M Hyland, First Justice of this Court.
Date: February 19, 2025
Rosemary A Saccomani
Register of Probate
02/27/2025

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