

Public notices

PALMER PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a public hearing on **Monday, July 7th, 2025 at 7:15 PM** in the Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, Justin Dias, is seeking a major amendment to Site Plan as required under section 171-29 for the installation of concrete sidewalks, employee parking spaces, and landscaping at the property located at 2022-2026 Main Street, Three Rivers MA. This parcel is also known as Assessor's Map 70 Lot 86.

A copy of the application may be inspected at the Planning Department in the Town Administrative Building from 8:30 AM to 4:30 PM Monday through Thursday.

Anyone interested in more information or wishing to be heard on the application can contact the Planning Department at 413-283-2605 or appear at the time and place designated above.

This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://mass-publicnotices.org>).

Palmer Planning Board
06/19, 06/26/2025

PALMER PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, Sections 9 & 11 M.G.L., the Planning Board will hold a public hearing on **Monday, July 7th, 2025, at 7:00 PM** in the Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, Bondsville Fire & Water District, is seeking a Special Permit and Site Plan Approval as allowed under sections 171.28, 171.29, & 171.69 to construct a 600,000-gallon concrete water storage tank on the property located at L25 Jim Ash Road, Bondsville. This parcel is also known as Assessor's Map 36, Lot 25.

A copy of the application may be inspected at the Planning Department office in the Town Administration Building from 8:30 AM to 4:30 PM Monday through Thursday.

Anyone interested in more information or wishing to be heard on the application can contact the Planning Department at 413-283-2605 or appear at the time and place designated above.

This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://mass-publicnotices.org>).

Palmer Planning Board
06/19, 06/26/2025

LEGAL NOTICE

Pursuant to the provisions of MA Gen. Laws, Chap. 255, Sec. 39A, the following vehicles will be sold at public auction for tow-

ing and storage charges due:

JEEP VIN:1J4GW48S14C299569 Trevor Russell PO Box 496 West Warren, MA; CHEVROLET VIN: 1G1JC52F357144062 Dennis Daniels 97 Water ST Palmer, MA; JEEP VIN: 1J4FY-19S9WP731775 Jacqueline Oconnor 515 Burncoat ST Worcester, MA; HONDA VIN: JHLRD68404C003381 Jonathan Adorno 18 Lower Hampden RD Monson, MA; JEEP VIN: 1J4G-B39187L102655 Yairalise Rosario 3117 Main ST Bondsville, MA; FORD VIN: 1FTRX12W-16NA21042 Ian Shaw 10 Draper ST Brookfield, MA; HYUNDAI VIN:5NPEC4AC0BH080063 Jonathan Paulhus 216 Munn RD Monson, MA. This auction is to take place on July 11, 2025, 10:00 A.M. at LaBontes & Son LLC, 241 Wilbraham St., Palmer, MA 01069
06/26, 07/03, 07/10/2025

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain Mortgage given by James H. Loper to Mortgage Electronic Registration Systems, Inc., as nominee for Drew Mortgage Associates, Inc., its successors and assigns, dated June 21, 2006 and recorded with the Hampden County Registry of Deeds at Book 16006, Page 511, subsequently assigned to CitiMortgage, Inc., its successors and assigns by Mortgage Electronic Registration System, Inc., as nominee for Drew Mortgage Associates, Inc., a Delaware Corporation its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 19276, Page 432, subsequently assigned to Green Tree Servicing LLC, its successors and assigns by CitiMortgage, Inc., its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 20245, Page 449, subsequently assigned to New Residential Mortgage LLC, its successors and assigns by Ditech Financial LLC F/K/A Green Tree Servicing LLC by assignment recorded in said Hampden County Registry of Deeds at Book 23128, Page 393, subsequently assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing by New Residential Mortgage LLC by assignment recorded in said Hampden County Registry of Deeds at Book 25437, Page 413 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 July 17, 2025** at 84 Stafford Holland Road, Wales, MA, all and singular the premises described in said Mortgage, to wit: The land in said Wales, on the northerly side of Stafford Road, bounded and described in two parcels as follows;

PARCEL 1: Beginning at the southeasterly corner thereof, at an iron pin in the northerly line of said Stafford Road, said iron pin being 167.04 feet southwest-

erly of a county bound at station 69 + 96.11 of the 1947 layout of said Stafford Road, and running thence S. 41° 52' 50" W. by the northerly line of said Stafford Road 85 feet to an iron pin in a stone wall at land now or formerly of Julius Aarons and Ida Aarons; thence N. 45° 39' 10" W. along the stone wall by land of said Aarons 210.4 feet to an iron pin; thence N. 51° 06' 10" W., partly along said wall by land of Aarons, 189.53 feet to an iron pin and thence continuing in the same course along land of said Aarons 309 feet, more or less, to the southerly line of a brook; thence Northeasterly by the southerly line of said brook 85 feet, more or less, to land formerly of Henry Bouchard; thence S. 51° 06' 10" E. by said land formerly of Henry Bouchard 309 feet, more or less, to an iron pin and thence continuing in the same course and by said land formerly of Henry Bouchard 189.53 feet to an iron pin; and thence S. 45° 39' 10" E. along said land formerly of Henry Bouchard 210.4 feet to the iron pin at the point of beginning.

PARCEL 2: Beginning at the southwesterly corner thereof and at the southeasterly corner of land formerly of Rene H. Bouchard, at an iron pin in the northerly line of said Stafford Road, said iron pin being 167.04 feet southwesterly of a county bound of the said 1947 layout, and running thence N. 41° 52' 50" E. by the northerly line of Stafford Road 15 feet to an iron pin at land formerly of Henry Bouchard; thence N. 45° 39' 10" W. along said land formerly of Henry Bouchard 210.4 feet to an iron pin; thence N. 51° 06' 10" W. along said land formerly of Henry Bouchard 189.53 feet to a point and thence continuing in the same course along said land formerly of Henry Bouchard 309 feet, more or less, to the southerly line of a brook; thence southwesterly by the southerly line of said brook 15 feet, more or less, to land of said Rene H. Bouchard; thence S. 51° 06' 10" E. by said land of Rene H. Bouchard 309 feet, more or less, to an iron pin and thence continuing in the same course along said land of Rene H. Bouchard 189.53 feet to an iron pin; and thence S. 45° 39' 10" E. by said land of Rene H. Bouchard 210.4 feet to the iron pin at the point of beginning. Being the same premises conveyed to James H. Loper by Deed of Kenneth S. Longtin, Sr. and Cheryl L. Longtin dated September 29, 1999 and recorded in the Hampden County Registry of Deeds in Book 10951, Page 360.

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.

NewRez LLC d/b/a
Shellpoint Mortgage Servicing
Present Holder of said Mortgage,
By Its Attorneys,
ORLANS LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
24-004738
06/26, 07/03, 07/10/2025

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain Mortgage given by Matthew A. Tulloch to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns, dated September 16, 2019 and recorded with the Hampden County Registry of Deeds at Book 22854, Page 351, subsequently assigned to CALIBER HOME LOANS, INC. by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 24701, Page 352, subsequently assigned to ALLIED FIRST BANK, SB DBA SERVBANK by CALIBER HOME LOANS, INC. by assignment recorded in said Hampden County Registry of Deeds at Book 25135, Page 168 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 July 10, 2025** at 3039 Pleasant Street, Palmer, MA, all and singular the premises described in said Mortgage, to wit:

TWO CERTAIN PARCELS

OF LAND IN BONDSVILLE, PALMER, HAMPDEN COUNTY, MASSACHUSETTS AS FOLLOWS:

PARCEL I: A CERTAIN TRACT OF LAND SITUATE ON THE EASTERLY SIDE OF HIGH STREET IN BONDSVILLE IN SAID PALMER, CONTAINING 24 SQUARE RODS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE AND STONES ON THE EAST LINE OF SAID STREET, BEING THE SOUTHWEST CORNER OF THE LOT CONVEYED; THENCE EASTERLY AT RIGHT ANGLES WITH SAID STREET, SIX (6) RODS TO A STAKE AND STONES; THENCE NORTHERLY ON A LINE PARALLEL WITH SAID STREET, FOUR (4) RODS TO A STAKE AND STONES, THENCE WESTERLY IN LINE PARALLEL WITH SAID FIRST LINE, SIX (6) RODS TO A STAKE AND STONES ON LINE OF SAID STREET; THENCE SOUTHERLY ON LINE OF SAID STREET, FOUR (4) RODS TO FIRST MENTIONED BOUND. BEING THE SAME PREMISES DESCRIBED IN A DEED FROM LUTHER COLLIS TO JOHN BROWN DATED APRIL 1, 1887 AND RECORDED IN BOOK 433, PAGE 171.

PARCEL II: A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE VILLAGE OF BONDSVILLE IN SAID PALMER AND BOUNDED AND DESCRIBE AS FOLLOWS: BEGINNING AT A STAKE AND STONES ON THE EASTERLY SIDE OF PLEASANT STREET AT CORNER OF LAND OF SAID PATRICK J. BROWN; THENCE A.P.N #86-57 EASTERLY SIX (6) RODS ON LAND OF SAID BROWN TO A STAKE AND STONES; THENCE S. 07° 45' W. ON LAND OF SAID BROWN AND LAND OF R. L. BOND, TWO HUNDRED FOURTEEN (214) FEET TO A STAKE AND STONES ON LAND OF WILLIAM TAYLOR; THENCE S. 74° 02' ON LAND OF SAID TAYLOR, ONE HUNDRED TEN (110) FEET TO A STAKE AND STONES; THENCE S. 16° 34' W. ON LAND OF SAID TAYLOR, THIRTY (30) FEET TO A STAKE AND STONES; THENCE S. 74° E. ON LAND OF JOHN CARMODY'S HEIRS, ONE HUNDRED TWENTY-FIVE (125) FEET TO A PINE TREE; THENCE N. 10° 05' E. ON LAND OF THOMAS CARMODY, FOUR HUNDRED TWENTY-EIGHT (428) FEET TO A STAKE AND STONES ON LINE OF SAID CARMODY, THREE HUNDRED EIGHTY (380) FEET SOUTHWESTERLY FROM A STONE MONUMENT ON THE WARE ROAD, MARKING THE BOUNDARY LINE BETWEEN LAND OF HIRAM E. W. CLARK AND ELBRIDGE G. HASTINGS AND LAND OF SAID CARMODY; THENCE WESTERLY

THROUGH A MAPLE TREE ON LINE OF LAND OF SAID CLARK AND HASTINGS, FIFTEEN (15) RODS TO A STAKE AND STONES AT LAND OF PETER WOODS; THENCE S. 07° 45' W. NINE (9) RODS AND TWELVE (12) LINKS ON LAND OF SAID WOODS AND LAND OF DAVID FITZGERALD TO A STAKE AND STONES; THENCE WESTERLY ON LAND OF SAID FITZGERALD, SIX (6) RODS TO AN IRON PIN IN THE GROUND ON THE EASTERLY SIDE OF SAID PLEASANT STREET; THENCE SOUTHERLY ON SAID PLEASANT STREET, FIFTY-TWO (52) FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO THE MORTGAGOR HEREIN BY DEED OF MARY C. CHRABSZCZ TO BERECORDED IN HAMPDEN COUNTY REGISTRY OF DEEDS IMMEDIATELY PRIOR HERETO.

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.

Servbank SB, f/k/a Allied Bank
SB d/b/a Servbank
Present Holder of said Mortgage, By Its Attorneys,
ORLANS LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800 22-009322

06/19, 06/26, 07/03/2025

ADVERTISING SALES

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Send resume & cover letter to:

Jamie Joslyn
24 Water Street
Palmer, MA 01069
Email:jamie@turley.com

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