

Public notices

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, February 9th, 2026, at 7:10 PM** in the **Police Department Meeting Room, 4419 Main Street, Palmer, MA.**

The applicant, Shauna Ziemba, is seeking a Special Permit as required by §171.94(B)13 to display one additional main frontage sign in the Village Center 1 Zoning District, located on the property at 1018 Central Street, Palmer. This parcel is also known as Assessors Map 58, Lot 91.

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://masspublicnotices.org>).

Norman Czech, Chairman
01/22, 01/29/2026

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, February 9th, 2026, at 7:00 PM** in the **Police Department Meeting Room, 4419 Main Street, Palmer, MA.**

The applicant, Frank Dagostino, is seeking a Special Permit as required by §171.94(B)13 to display one additional frontage wall sign in the Village Center 1 Zoning District, located on the property at 1364 Main Street, Palmer. This parcel is also known as Assessors Map 58, Lot 5.

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://masspublicnotices.org>).

Norman Czech, Chairman
01/22, 01/29/2026

Town of Holland Public Forum Tuesday, February 3, 2026 6:00 PM in the Holland Town Hall 27 Sturbridge Road Holland, MA 01521 FY26 Community Development Block Grant Application Proposed FY26 CDBG Application

The Holland Select Board will conduct a public forum on **Tuesday, February 3, 2026, at 6:00 p.m. at the Holland Town Hall located at 27 Sturbridge Road, Holland, MA** regarding its proposed FY26 application by the Town of Holland to the Massachusetts Executive Office of Housing and Livable Communities Community Development Block Grant Program.

This hearing will serve as the first public forum to solicit community input on activities to be included in a potential Holland FY26 Community Development Block Grant application. All community members and stakeholders are invited to share thoughts on potential Commu-

nity Development Block Grant (CDBG) eligible activities to be included. Eligible projects typically include Infrastructure, Housing Rehabilitation, ADA Planning and Improvements, and Social Services.

All persons with questions or comments regarding the grant application will have an opportunity to be heard. Persons who require accommodation 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 at (413) 781-6045 or smaroney@pvpc.org. 01/22, 01/29/2026

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Teresa Wieslawa Hrynkiw to H&R Block Mortgage Corporation, dated September 21, 2005 and recorded in the Hampden County Registry of Deeds in Book 15355, Page 570, of which mortgage the undersigned is the present holder, by assignment from: H&R Block Mortgage Corporation to Option One Mortgage Corporation, recorded on December 21, 2005, in Book No. 15587, at Page 81 Sand Canyon Corporation f/k/a Option One Mortgage Corporation to Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4, recorded on January 30, 2013, in Book No. 19661, at Page 194 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **10:00 AM on February 9, 2026**, on the mortgaged premises located at 114 Peck Brothers Road, Monson, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: Lot 4 A certain parcel of land on the southeasterly side of Peck Bros. Road, Monson, Hampden County, Massachusetts, known and designated as Lot 4 on a plan entitled "Plan of Lots in Monson, Mass., Surveyed for Lawrence D. Tassinari, Kenneth C. Sherman, Engineer-Surveyor, Palmer, Mass.," which plan is recorded in Hampden County Registry of Deeds, Book of Plans 203, Page 121, more particularly described as follows:

Beginning at an iron pin in the southeasterly line of Peck Bros. Road at the westerly corner of land now or formerly of Cynthia A. Lloyd (see Book of Plans 177, Page 116);

thence S. 51° 41' 30" E. along a stone wall, twenty-eight and 69/100 (28.69) feet to a point; thence S. 62° 27' 30" E. continuing along said stone wall, ninety-nine and 28/100 (99.28) feet to a point;

thence S. 75° 21' 30" E. continuing along said stone wall, one hundred two and 84/100 (102.84) feet to a point;

thence S. 66° 39' 15" E. two hundred seventy-one and 56/100 (271.56) feet to a point in a stone wall, the last four courses being along land now or formerly of said Lloyd;

thence S. 29° 54' 15" W. along land now or formerly of Lawrence D. Tassinari, one hundred thirteen and 00/100 (113.00) feet to an iron pin at the easterly corner of Lot 3;

thence N. 75° 56' W. along Lot 3, five hundred seventy-six and 09/100 (576.09) feet to an iron pin in the southeasterly line of said road; thence N. 45° 6' E.

along said road, two hundred nineteen and 94/100 (219.94) feet to the point beginning, all as shown on said plan. Containing 1.847 acres.

Lot 4A A certain parcel of land on the Southeasterly side of Peck Bros. Road, Monson, Mass., known and designated as Lot 4A on a plan entitled, "Plan of Lots in Monson, Mass., surveyed for Lawrence D. Tassinari dated January 11, 1982, Revised June 10, 1983, Kenneth C. Sherman, Engineer-Surveyor", which plan is recorded in Hampden County Registry of Deeds in Book of Plans 210, Page 58, more particularly described as follows:

Beginning at an iron pan in the southeasterly line of said road at the southwesterly corner of land now or formerly of Thomas J. Barry, Jr., and Annette B. Barry, being Lot 4 on a plan in Book of Plans 203, Page 121;

thence S. 75° 56' E. one hundred ninety and 00/100 (190.00) feet along last named land to a point;

thence S. 70° 24' 45" W. one hundred four and 16/100 (104.16) feet along remaining land of Gene W. Burbee et ux to iron pin;

thence N. 28° 41' 45" W. seventy-two and 26/100 (72.26) feet along last named land to a point; thence N. 71° 1' W. fifty-four and 43/100 (54.43) feet along last named land to the iron pin at the point of beginning, as shown on said plan. Containing 4,150 square feet of land.

Together with the right to maintain the existing leach field on remaining land of Gene W. Burbee and Louann M. Burbee.

For mortgagor's(s') title see deed recorded with Hampden County Registry of Deeds in Book 9247, Page 25. These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

DEUTSCHE BANK
NATIONAL TRUST
COMPANY,
AS TRUSTEE FOR
SOUNDVIEW HOME LOAN
TRUST 2005-OPT4,
ASSET-BACKED
CERTIFICATES,
SERIES 2005-OPT4
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES,
P.C.,
150 California St.
Newton, MA 02458
(617)558-0500
28623
01/15, 01/22, 01/29/2026

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 11 Christine Street, Palmer, MA 01069

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Randall E Paxton to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for First Federal Savings Bank of Boston, and now held by **U.S. Bank National Association**, said mortgage dated September 12, 2014 and recorded in the Hampden County Registry of Deeds in Book 20424, Page 171, as affected by a Loan Modification dated June 7, 2016 and recorded in the Hampden County Registry of Deeds in Book 21287, Page 50; as affected by a Affidavit dated March 2, 2023 and recorded in the Hampden County Registry of Deeds in Book 24927, Page 586; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Nominee for First Federal Savings Bank of Boston to U.S. Bank National Association by assignment dated September 18, 2015 and recorded with said Registry of Deeds in Book 20876, Page 399; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on February 19, 2026 at 01:00 PM** Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The following real property situate on the Southerly side of proposed street, known as "Christine Street" Town of Palmer, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe which is located S. 78 degrees 06 minutes E. a distance of four hundred thirty-six (436) feet from an iron pin in the Easterly line of Flynt Road and at the Northwest-erly corner of land formerly of Albert L'Heureux, now believed to be of Stephen Stoneberger, all as shown on "Plan of Land in Palmer, Mass. owned by Charles T. Carter, dated August, 1957, Theodore P. Drazek, R.L.S." recorded with the Hampden County Registry of Deeds, Book of Plans 70, Page 28; thence running

S. 78 degrees 06 minutes E. a distance of one hundred fifty (150) feet to an iron pin; thence turning and running

N. 18 degrees 54 minutes E one hundred fifty and no/100 (150) feet to an iron pin in the Southerly terminus of a proposed street known as "Christine Street" thence turning and running

N. 78 degrees 06 minutes W along the line of said proposed street one hundred fifty and no/100 (150.00) feet to an iron pin; thence turning and running

S. 18 degrees 54 minutes W. along land of Charles Carter et al one hundred fifty and no/100 (150) feet, more or less to the place of beginning.

Together with the right in common with the Grantors and other, to use the proposed street, as shown on said plan for all purposes of travel.

Being the same premises conveyed to the mortgagor by deed recorded in the Hampden County Registry of Deeds simultaneously herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated September 12, 2014 and recorded in the Hampden County Registry of Deeds in Book 20424, Page 168.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for U.S. Bank National Association
Present Holder of the Mortgage
(401) 217-8701
01/22, 01/29, 02/05/2026

**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.
HD20P0465EA
In the matter of:
Frederick W Shaw
Also known as:
Frederick Walter Shaw, Sr.
Date of Death: 02/06/2020
CITATION ON PETITION
FOR ALLOWANCE OF
ACCOUNT**

To all interested persons:

A Petition has been filed by: **Amy McClosky of Monson MA** requesting allowance of the second account(s) as Personal Representative and any other relief as requested in the Petition.

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 **02/17/2026**.

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 date, action may be taken without further notice to you.

Witness, Hon. **Claudine T. Stoudemire**, First Justice of this Court.

Date: January 14, 2026
Rosemary A. Saccomani
Register of Probate
01/22/2026

**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. HD25E0051PP
CITATION**

To Margery J. Wilburn, of Carroll County, Taneytown, Maryland, as herself and as Personal Representative of William Stanton; James E. Stanton, as himself and as Personal Representative of Sandra Stanton, Jacqueline A. Stanton, and Donna Stanton, all from Hampden County; Ralph I. Stanton, Jr., and Prudence Neilsen, both of Worcester County; Janet Arborio, of Hartford County, and to all other persons interested.

A petition has been presented to said Court by Charles L. Stanton, of Brimfield, representing that they hold as tenants in common in an undivided part or share of land lying in Brimfield, in the County of Hampden, setting forth that they desire that all of said land may be sold at private sale or public auction for not less than Five Thousand (\$5,000.00) Dollars, and praying

that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof after full adjudication of the equitable claims contained in said petition and supplemental memorandum filed with the Court.

If you desire to object thereto, you or your attorney, should file a written appearance in said Court at Springfield before ten o'clock in the forenoon on the **5th day of March 2026**, the return day of this citation.

WITNESS, BARBARA M. HYLAND, Esquire, First Justice of said Court, this 31st day of December 2025.
01/08, 01/15, 01/22/2026

**TRI-TOWNS
(Brimfield, Holland & Wales)
Public Hearing –
Wednesday, January 28, 2026,
at 6:00 PM
FY 2022/2023
Project Update Hearing
Hearing & FY 2026
Application Forum**

The Tri-Town Communities of Brimfield, Holland and Wales, in association with the Pioneer Valley Planning Commission, will conduct a performance hearing regarding the town's ongoing FY22/23 Community Development Block Grant Programs. The hearing will take place at **6:00 PM on Wednesday, January 28, 2026**, in person at the Wales Senior Center, 85 Main Street, Wales, MA 01081.

The hearing will review the projects funded through the town's FY22/23 Community Development Block Grant Program including the regional Housing Rehabilitation Program and funding for the Wales Community Pantry. These activities received funding through the U.S. Department of Housing and Urban Development and the Executive Office of Housing and Livable Communities, Massachusetts CDBG program.

This hearing will also serve as the first public forum to solicit community input on potential activities to be included in a potential Tri-Towns FY26 Community Development Block Grant application. All community members and stakeholders are invited to share thoughts on potential CDBG-eligible activities to be included.

All persons with questions or comments regarding the performance hearing will have an opportunity to submit comments up until and through the public hearing. Please submit comments to Joe Hagopian at the Pioneer Valley Planning Commission @ jhagopian@pvpc.org or 413-781-6045. Persons who require special accommodations should contact the Town of Wales prior to the hearing date at 413-245-7571 x 100.
01/22/2026

TOWN OF PALMER TOWN COUNCIL NOTICE OF PUBLIC HEARING

The Palmer Town Council will hold a Public Hearing on **Monday, February 9, 2026**, at the Palmer Town Building, 4417 Main Street, Palmer, MA at **6:35 pm** on the proposed Zoning Amendment: Temporary Moratorium on Battery Energy Storage Systems of the Palmer Zoning Ordinance.

Anyone interested in being heard should appear at the time and place so designated.

Palmer Town Council
01/22/2026

MUSIC | from page 1

In addition to singing, Monkaba also performs with wooden spoons, a rhythmic element that adds another layer of entertainment and draws smiles from the crowd.

Roseman noted that Monkaba's natural warmth and approachability play a major role in the duo's success.

“In some very significant ways, Ben is the heart of the

show and the ambassador,” Roseman said. “There have been places where we play for the first time and people's faces are passive. As the show goes on, you see their faces start to light up. By the end, they're all feeling joy.”

When asked about favorite songs, both musicians agreed it's difficult to choose. Monkaba said he particularly enjoys Motown medleys and classic, upbeat tunes. Roseman shared that for Monkaba's birthday performances,

they try to compile a set list of their “greatest hits,” often finding they have far more favorites than can fit into a single show. One standout number includes a rewritten, family-friendly cover of “the Rolling Stone,” customized to reflect the duo's partnership and add an extra dose of humor.

The Ben & Ed Show maintains a busy schedule, sometimes performing as many as five or six shows within a few days. While their

calendar is often packed, Roseman said the fast pace is worth it.

“I just love coming to senior centers and places and watching everybody light up,” he said. “It's a great thing and really enjoyable for me.”

Ben & Ed are available for private bookings and can be found on Facebook by searching for the Ben & Ed Show, where information about performances and booking inquiries is available.



Turley photos by Abigail McCoy
The Palmer Senior Center welcomed back the Ben & Ed musical comedy show on Jan. 16.