

Public notices

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 Denise M. Trombly to Ameriquet Mortgage Company, dated October 4, 2004 and recorded in the Hampden County Registry of Deeds in Book 14556, Page 354, of which mortgage the undersigned is the present holder, by assignment from: Ameriquet Mortgage Company to Mortgage Electronic Registration Systems, Inc. as nominee for JPMorgan Chase Bank, National Association, recorded on January 26, 2009, in Book No. 17617, at Page 533 Mortgage Electronic Registration Systems, Inc. as nominee for JPMorgan Chase Bank, National Association to Towd Point Mortgage Trust 2015-6, U.S. Bank National Association as Indenture Trustee, recorded on June 13, 2025, in Book No. 25900, at Page 500 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **9:00 AM on March 16, 2026**, on the mortgaged premises located at 205 Breckenridge Street, Palmer, Hampden County, Massachusetts, all and singular the premises described in said mortgage, TO WIT:

Beginning at an iron pin on the Easterly side of Breckenridge Street, at the Northwesterly corner of land of Charles E. Norris et ux, said iron pin is N. 15° 34' E. three hundred two and 00/100 (302.00) feet from an iron pin on the Easterly side of Breckenridge Street and the Northerly side of Reservoir Street,

thence N.15° 34' E. one hundred and 00/100 (100.00) feet along the easterly side of Breckenridge Street to an iron pin at remaining land of H. and L. Builders and Developers, Inc.,

thence turning and running S. 77° 16' E. two hundred and 24/100 (200.24) feet along said last named land to an iron pin at land of Palmer Fire District No. I;

thence turning and running S. 15° 34' W. one hundred and 00/100 (100.00) feet along said last named land to an iron pin at land of the aforesaid Norris;

thence turning and running N. 77° 16' W. two hundred and 24/100 (200.24) feet along said last named land to the point of beginning. Containing about 20,000 square feet.

For mortgagor's(s') title see deed recorded with Hampden County Registry of Deeds in Book 12802, Page 26.

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 Five Thousand (\$5,000.00) 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.

TOWD POINT MORTGAGE TRUST 2015-6, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500 27433
02/12, 02/19, 02/26/2026

TOWN OF PALMER
PUBLIC HEARING NOTICE

ZONING BOARD OF APPEALS

In accordance with the provisions of Chapter 40 A, Sections 6 & 11 M.G.L. the Palmer Zoning Board of Appeals will hold a Public Hearing on **Monday, March 2nd, 2026 at 6:30PM** at the Palmer Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, Richard Rock, is requesting a Finding under §171.83J of the Palmer Zoning Ordinance to allow for the construction of an addition eight feet into the setback. The property is located at 121 Ford Street, Palmer. This parcel is also known as Assessor's Map 67, Lot 57.

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 Zoning Board of Appeals
02/12, 02/19/2026

**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.
HD26P0204EA
Estate of:
Frederick G Dileone
Date of Death: 12/14/2025
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 **Heidi Dileone of Charlton, 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 **Heidi Dileone of Charlton, 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 03/02/2026. 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 day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE Act
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. **Claudine T. Stoudemire**, First Justice of this Court.

Date: February 02, 2026
Rosemary A Saccomani,
Register of Probate
02/12/2026

(SEAL)
**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
26 SM 000397
ORDER OF NOTICE**
TO:
Rosemarie A. Dubuque a/k/a Rosemarie Dubuque

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 **Palmer, numbered 31 Searle Street**, given by **Edith A Benoit and Rosemarie Dubuque to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Countrywide Bank, FSB**, dated **October 15, 2008, and recorded at Hampden County Registry of Deeds in Book 17527, Page 52**, as affected by a Loan Modification Agreement dated October 4, 2021 and recorded at said Registry in Book 24284, Page 404, 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 **March 23, 2026** or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, **GORDON H. PIP-ER**, Chief Justice of said Court on February 3, 2026.

Attest:
Deborah J. Patterson
Recorder
02/12/2026

TOWN OF BRIMFIELD PUBLIC HEARING

The Brimfield Select Board will hold a public hearing on the following pole and wire locations petition filed by National Grid on **Monday, February 23, 2026 at 6:00 p.m.** for the following:

Massachusetts Electric Company d/b/a National Grid. requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Shaw Road
Reason: Shaw Road – Massachusetts Electric Company d/b/a National Grid to install 1 SO Pole on Shaw Rd beginning at a point approximately 896 ft southwest of the centerline of the intersection of Little Alum Rd.

Persons with an interest in this public hearing are asked to appear at the Brimfield Elementary School, 22 Wales Road, Brimfield, MA on the date and time affixed to this notice.

Martin J. Kelly
Select Board, Chairperson
Town of Brimfield
02/05, 02/12/2026

Town of Holland RFQ May Brook Road Improvement Project Engineering Design

The Town of Holland has been awarded funds from the FY22/23 Massachusetts Executive Office of Housing and Livable Communities, Community Development Block Grant Program. The Town of Holland is seeking responses for design engineering services for infrastructure improvements to May Brook Road. The project area includes May Brook Road beginning at the intersection of Union Rd and continues for approximately 1600 feet towards the intersection of Stagecoach Drive. Services requested include engineering design to construct a new storm water drainage basin, improved stormwater management, and full depth roadway grading and pavement reclamation. This is a two-phase project. The Phase 1 engineering services sought through this Request for Qualifications (RFQ) will include right of way and utility research, site survey and base plan development, identification of all required easements, preparation of preliminary design plans, final design plans and specifications, preparation of bid documents, and preparation of an opinion of construction costs. Phase 2 is contingent upon funding and will include bidding services, construction administration services, resident engineering services, and construction close-out services.

The fee for services sought

for phase 1 will be negotiated and shall not exceed \$90,000. In the event project construction funding is procured in the future, the engineer shall provide Phase 2 services to be negotiated according to Chapter 7C of the Massachusetts General Laws. A more detailed RFQ is available at the Pioneer Valley Planning Commission, 60 Congress Street, Springfield, MA 01104, (413) 781-6045, between 9:00 AM and 5:00 PM. To request an electronic copy of the RFQ, please contact Sue Ortiz at sortiz@pvpc.org. The RFQ will be available from February 11, 2026, until the due date specified below. The Town of Holland reserves the right to reject any and all responses if it is deemed in the best interests of the Town to do so. The Holland Selectboard will be the awarding and contracting authority.

Completed proposals are to be submitted no later than 2:00 PM, Friday, February 27, 2026, at the Pioneer Valley Planning Commission, 60 Congress Street, 1st Floor, Springfield, MA 01104.
02/12, 02/19/2026

ADVERTISEMENT

The Monson Housing Authority, the Awarding Authority, invites sealed bids from Contractors for the Family 705-1, Development for the Monson Housing Authority in Monson Massachusetts, in accordance with the documents prepared by **GCE Architecture**.

The Project consists of: **Replace windows and exterior doors and remediate lead materials.**

The work is estimated to cost **\$ 81,800.00 and Alternate #1 is estimated to cost \$-11,000.00**

Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by M.G.L. c.149 §§26 to 27H inclusive.

General Bids will be received until **1:00 p.m., Friday, February 27, 2026** and publicly opened, forthwith.

All Bids should be delivered to: www.Projectdog.com online. Hard copy bids will not be accepted by the Awarding Authority. E-Bid tutorials and instructions are available within the specifications and online at www.Projectdog.com. For assistance, call Projectdog, Inc at (978)499-9014, M-F 8:30AM-5PM and received no later than the date & time specified above.

General bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates) and made payable to the **Monson Housing Authority**.

Bid Forms and Contract Documents will be available for pick-up at: www.Projectdog.com or for pick-up at: Projectdog, Inc., 18 Graf Road, Suite 8, Newburyport, MA 978-499-9014 (M-F 8:30AM-5PM). **Enter Project Code 872459 beginning February 4, 2026** in the project locator box. Select "Acquire Documents" to download documents, review a hard copy at Projectdog's physical location, or request a free project CD.

Contractors requesting Contract Documents to be mailed to them shall include a separate check for \$25 per set, payable to the Awarding Authority, to cover mail handling costs.

The job site and/or existing building will be available for inspection between 10 A.M. and 10:30 A.M. on **Thursday, February 12, 2026 at 290 Main Street, Monson**. Parking is limited.

For an appointment call: **no appointments.**
01/29, 02/05, 02/12/2026

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT COMPLAINT TO FORECLOSE TAX LIEN [seal] No. 97 TL 114681

TO ALL WHOM IT MAY CONCERN and to Filomena Renna, deceased, formerly of Southbridge, Worcester County, and said Commonwealth; Arnold V. Renna, deceased, formerly of Charlton, Worcester County, and said Commonwealth; Louise Dupuis and Lucien J. Dupuis, both deceased, both formerly of Southbridge, Worcester County, and said Commonwealth; Marion E. Renna and Paul A. Renna, both now or formerly of Charlton, Worcester County, and said

Commonwealth; Brian J. Dupuis, Kevin J. Dupuis and Tammy A. Edmonds, all now or formerly of Southbridge, Worcester County, and said Commonwealth; Dana A. Dupuis, now or formerly of Chicopee, Hampden County, and said Commonwealth; or their heirs, devisees or legal representatives:

A Complaint has been filed by the Plaintiff Town of Holland. The Complaint asks the Court to enter a judgment ending any ownership rights or interests in the land described below. The Complaint is about one parcel of land located in the Town of Holland, Hampden County, Massachusetts, described in the Complaint as follows:

Property Location: Leno Road R17- A- 01 Description of Parcel: A parcel of land with any buildings thereon, containing about 37,034 SQ FT being described as MAP: R17 LOT: 01 BLOCK: A in the office of the assessors of the town of HOLLAND identified in BOOK 2968 on PAGE 335at the HAMPDEN county registry of deeds.

To respond to the Complaint, you or your attorney must take these steps by the Deadline to Answer, which is March 30, 2026.

First, prepare a written Answer. You may write your own Answer or use the form or the online guided interview program on the Court website. Second, file your Answer with the Land Court Recorder's Office, or in the Assistant Recorder's Office at the Registry of Deeds where the land is located, or using the Court's online eFiling system. Third, serve a copy of your Answer to the Plaintiff by mail or e-mail.

If you do not answer the Complaint by the above Deadline to Answer, this Court will find you in default. You may lose the chance to answer or dispute the facts listed in the Complaint or pay the taxes owed. You may lose all ownership rights or interest in the land described above. If a judgment of foreclosure is entered, you will lose ownership of your property. If the property is worth more than the amount owed to cover the tax debt and foreclosure costs, you may be entitled to receive any remaining funds (excess equity) from the Plaintiff.

It is ordered that this citation be published right away, once in Journal Register a newspaper published in Palmer.

Witness, **GORDON H. PIP-ER**, Esquire, Chief Justice of said Court, this fourth day of February in the year two thousand and twenty-six.

Attest with Seal of said Court.
Deborah J. Patterson
Recorder
Plaintiff's Attorney:
Amy J. Megliola, Esq.
1350 Main Street,
Suite 210,
Springfield, MA 01103
Tel: (413) 732-3600
02/12/2026

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT COMPLAINT TO FORECLOSE TAX LIEN [seal] No. 23 TL 000878

TO ALL WHOM IT MAY CONCERN, and to Catherine J. Wesson, deceased, formerly of Springfield, Hampden County, and said Commonwealth; Jason Wesson, also known as Jason Allen "Jay" Wesson, deceased, formerly of East Longmeadow, Hampden County, and said Commonwealth; David A. Benoit, now or formerly of Springfield, Hampden County, and said Commonwealth; Jacob Reno Focosi, formerly known as Jacob Reno

Wesson, now or formerly of East Longmeadow, Hampden County, and said Commonwealth; or their heirs, devisees or legal representatives:

A Complaint has been filed by the Plaintiff Town of Holland. The Complaint asks the Court to enter a judgment ending any ownership rights or interests in the land described below. The Complaint is about a parcel of land located in the Town of Holland, Hampden County, Massachusetts, described in the Complaint as follows:

A parcel of land with any buildings thereon, approximately 11500 Square Feet located and known as UNION RD shown on the Town of Holland Assessors Records as Parcel Identifier R30/A/03 and being the premises recorded in book 10973 on page 285 in the Hampden Registry of Deeds. Assessed to BENOIT DAVID A & CATHERINE J WESSON.

To respond to the Complaint, you or your attorney must take these steps by the Deadline to Answer, which is the thirtieth day of March in the year two thousand and twenty-six.

First, prepare a written Answer. You may write your own Answer or use the form or the online guided interview program on the Court website. Second, file your Answer with the Land Court Recorder's Office, or in the Assistant Recorder's Office at the Registry of Deeds where the land is located, or using the Court's online eFiling system. Third, serve a copy of your Answer to the Plaintiff by mail or e-mail.

If you do not answer the Complaint by the above Deadline to Answer, this Court will find you in default. You may lose the chance to answer or dispute the facts listed in the Complaint or pay the taxes owed. You may lose all ownership rights or interest in the land described above. If a judgment of foreclosure is entered, you will lose ownership of your property. If the property is worth more than the amount owed to cover the tax debt and foreclosure costs, you may be entitled to receive any remaining funds (excess equity) from the Plaintiff.

It is ordered that this citation be published right away, once in The Journal Register a newspaper published in Town of Holland.

Witness, **GORDON H. PIP-ER**, Esquire, Chief Justice of said Court, this thirtieth day of January in the year two thousand and twenty-six.

Attest with Seal of said Court.
Deborah J. Patterson
Recorder
Plaintiff's Attorney:
Amy J. Megliola Esq
1350 Main Street, Suite 210
Springfield, MA 01103
Tel: (413)732-3600.
02/12/2026

Town of Wales Notice of Public Hearing

In accordance with the provisions of M.G.L. Ch. 40A Section 11 and Wales Zoning By-laws Sections 8.4 the **Wales Planning Board will hold a Public Hearing on February 26, 2026, at the Wales Senior Center, 85 Old Stafford Rd., Wales, MA 01081 at 5:30 PM**, on the application submitted by Corrine & William Matchett III, for modification to existing conditions issued for a Class II Car Dealers License located at 45 Union Rd in Wales. Any person interested and wishing to be heard on this application 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
02/05, 02/12/2026

PUBLIC NOTICES ARE NOW ONLINE

1

Email all notices to notices@turley.com

2

Access archives and digital tear sheets by newspaper title.

3

Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

Public notice deadlines are Friday at 3 p.m.

visit www.publicnotices.turley.com