

Public notices

PALMER CONSERVATION COMMISSION PUBLIC HEARING NOTICE

In accordance with the Wetland Protection Act, MGL c.131 s.40, and the Town of Palmer Wetlands Bylaws, the Conservation Commission will hold a public hearing at **7:00 PM, Tuesday, July 21, 2026** at the Town Administration Building, 4417 Main Street, Palmer, MA to consider a **Notice of Intent** for activities associated with the proposed construction of 7 multi-family buildings, top course of pavement on Ains Manor Road and Phillip Street, and maintenance of vegetation in the retention basin, stone swale, recreation area, and mitigation area. Work is proposed to occur within the following jurisdictional areas: 100-foot Buffer Zone to Bordering Vegetated Wetlands, 100-foot Buffer Zone to Isolated Vegetated Wetland, 100-foot Buffer Zone to Crystal Lake, Bank, and 200-foot Riverfront Area. The project site is located on Ains Manor Road in Palmer (Assessor's Map 28 and Lot 10). The applicant making the request is Frank Gallagher Engineering c/o CTA Development LLC. Any interested person wishing to be heard on the application should appear at the time and place designated.

Elizabeth O'Connor, Vice-Chair
Palmer Conservation Commission
07/09/2026

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 Robin L. Fell to World Savings Bank, FSB, dated May 25, 2007 and recorded in the Hampden County Registry of Deeds in Book 16736, Page 514, of which mortgage the undersigned is the present holder, by assignment from: Wells Fargo Bank, N.A., s/b/m Wells Fargo Bank SouthWest, N.A., f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as owner Trustee on behalf of CSMC 2018-RPL8 Trust, recorded on December 20, 2018, in Book No. 22492, at Page 463 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as owner Trustee on behalf of CSMC 2018-RPL8 Trust to Wilmington Savings

Fund Society, FSB, not in its individual capacity but solely as owner Trustee of CSMC 2021-RPL1 Trust, recorded on June 30, 2025, in Book No. 25924, at Page 324 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner Trustee of CSMC 2021-RPL1 Trust to Rocket Mortgage, LLC successor by merger to Nationstar Mortgage LLC, recorded on March 13, 2026, in Book No. 26250, at Page 453 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 **August 3, 2026**, on the mortgaged premises located at 2055 High Street a/k/a 2053 High Street, Palmer, Hampden County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT: A certain parcel of land with the buildings thereon situated on the southerly side of High Street in Three Rivers, said Palmer, bounded and described as follows:

Beginning at a rod on the southerly side of said High Street, said rod being sixty-nine and 80/100 (69.80) feet easterly from a stone bound at the intersection of the southerly line of High Street with the easterly line of Kelly Street;

thence South 21° 47' E. one hundred sixty-four and 65/100 (164.65) feet along land now or formerly of Otis Company to a bolt in stone;

thence North 66° 30' E. one hundred twenty-one and 95/100 (121.95) feet along land now or formerly of said Otis Company and of the union Evangelical Church to a bolt in stone;

thence North 24° 30' W. eleven and 55/100 (11.55) feet along land of said Union Evangelical Church to a drill hole in border;

thence North 66° 30' E. sixty and 92/100 (60.92) feet along land of said Union Evangelical Church to a bolt in stone;

thence North 24° 30' W. one hundred fifty-one and 60/100 (151.60) feet along land now or formerly of one Geer through a stone bound distant eight (8) feet more or less from the Southerly side of High Street to said High Street;

thence South 66° 30' W. along the southerly line of said High Street one hundred seventy-five and 7/100 (175.07) feet to the place of beginning.

For mortgagor's(s') title see

deed recorded with Hampden County Registry of Deeds in Book 10584, Page 588. 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.

ROCKET MORTGAGE, LLC
S/B/M
NATIONSTAR MORTGAGE LLC

Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES,
P.C.
150 California St.
Newton, MA 02458
(617)558-0500
26765
07/09, 07/16, 07/23/2026

**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.
HD26P1284EA
Estate of:
Salvatore Florida
Also known as:**

Sam Florida Date of Death: 02/18/2026 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 **Joanne Emanuel of Woodbury, CT** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that **Joanne Emanuel of Woodbury, CT** 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 08/17/2026. 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 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. **Claudine T. Stoudemire**, First Justice of this Court.
Date: July 06, 2026

Rosemary A Saccomani,
Recorder of Probate
07/09/2026

COMMONWEALTH OF MASSACHUSETTS

LAND COURT DEPARTMENT OF THE TRIAL COURT Docket Number: 26 SM 002007 Date Filed: 6/22/2026 ORDER OF NOTICE

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing

claiming to have an interest in a Mortgage covering real property in Three Rivers, 4143 North Street, given by Christine Girouard to Mortgage Electronic Registration Systems, Inc., as nominee for New Penn Financial, LLC, dated August 17, 2018, and recorded with the Hampden County Registry of Deeds in Book 22319, Page 10, 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 **8/3/2026** or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, **GORDON H. PIPER**, Chief Justice of this Court on 6/22/2026.

Attest:
Deborah J. Patterson,
Recorder
07/09/2026

Town of Monson Zoning Board of Appeals LEGAL NOTICE

In accordance with Chapter 40A, Section 11 of the Massachusetts General Laws, the Monson Zoning Board of Appeals will hold a public hearing on **Tuesday, July 23, 2026, at 7:05 p.m. in the Auditorium of Granite Valley School, 21 Thompson Street, Monson, MA 01057.** The purpose of the hearing is to consider the application of Vertex Tower Assets, LLC for relief from the requirements of the Monson Zoning Bylaws. The applicant proposes to construct

a 150-foot monopole wireless communications tower (154 feet to the top of the lightning rod) on property located on Woodhill Road, identified as Map 032, Parcel 010. The applicant seeks relief to allow construction that will encroach upon the required setback as outlined in §6.14.2.7 of the Zoning Bylaws and exceed the maximum height as outlined in §6.14.2.9 of the Wireless Communications Facilities Regulations. The parcel, consisting of approximately 94.5 acres, is owned by Springfield Sportsman's Club, Inc. and is located within the Rural Residential District. A copy of the application is on file with the Zoning Board of Appeals and Town Clerk's Office and is available for review during regular office hours. The application is also available on the Town's website.

David Beaudoin,
Zoning Board of Appeals,
Chairperson
07/09, 07/16/2026

Town of Monson Planning Board LEGAL NOTICE

In accordance with Chapter 40A, Section 11 of the Massachusetts General Laws, the Monson Planning Board will hold a public hearing on **Tuesday, July 21, 2026, at 7:05 p.m. in the Auditorium of Granite Valley School, 21 Thompson Street, Monson, MA 01057.** The purpose of the hearing is to consider the application of Vertex Tower Assets, LLC for Site Plan Approval and a Special Permit under Section 6.14, Wireless Communications Facilities Regulations, of the Monson Zoning Bylaws. The applicant proposes to construct a 150-foot monopole wireless communications tower (154 feet to the top of the lightning rod) on property located on Woodhill Road, identified as Map 032, Parcel 010. The parcel, approximately 94.5 acres, is owned by Springfield Sportsman's Club, Inc. and lies within the Rural Residential District. Copies of the application are on file with the Planning Board and the Town Clerk's Office and are available for review during regular office hours. The application is also available on the Town's website.

Craig Sweitzer, Chairperson
Monson Planning Board
07/02, 07/09/2026

Ware Grange gardening workshop July 13

WARE—The Ware Grange's next gardening workshop, "Composting," will be held on Monday, July 13 at 7 p.m. at the Grange Hall at 297 Belchertown Road in Ware.

Our presenter will be Rubén Parrilla, Education Director for the Northeast Organic Farming Association.

In this workshop, partici-

pants will learn how to transform yard waste and some kitchen scraps into nutrients to keep garden soil healthy, how to manage a compost pile, how to compost if you have limited space, and when to use the compost in your garden.

Visit Ware Grange on Facebook or at waregrange.org for more information.

Rock into Summer

HAMPDEN – Rock into Summer featuring Acoustica will be taking place on July 11 from 6 to 10 p.m. at Thornton Burgess Middle School—the town hall—at 85 Wilbraham Rd. in Hampden.

The event is in partnership with Hampden Parks & Rec and East Village Tavern.

Sponsors include Cloud 9 Marketing Group, Charlie Arment Trucking, Deer Park Recycling, Scags Enterprise, SAFCO Foam Insulation, Affordable Waste Solutions and more.

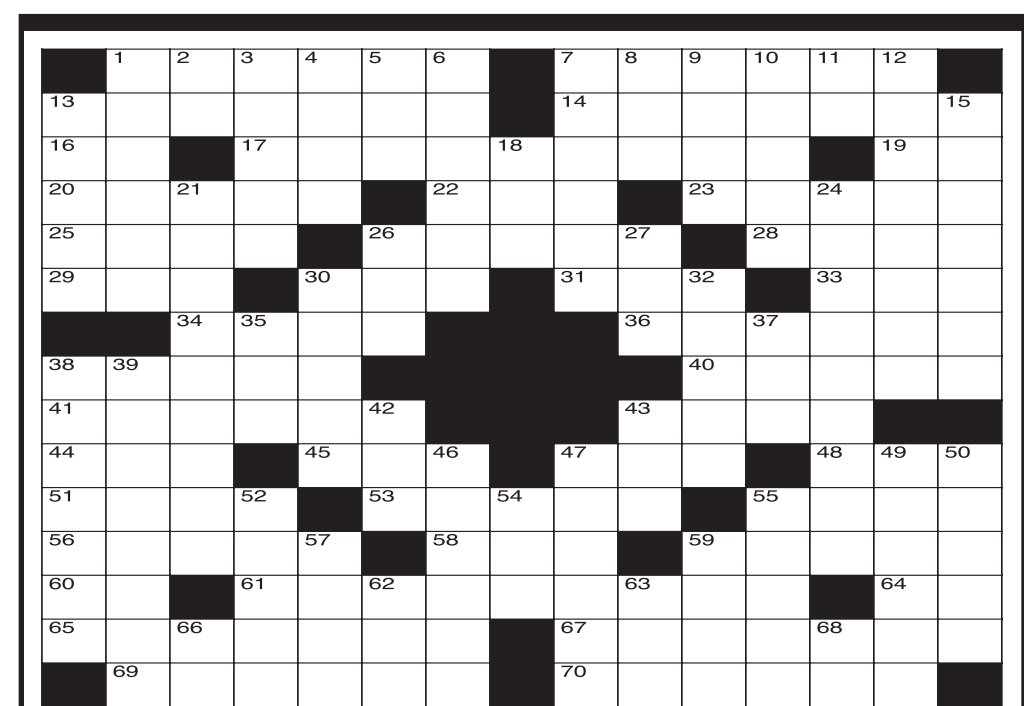
Looking for vendors

LUDLOW—St. Elizabeth Parish, Ludlow, is now accepting applications for vendors for the St Nick's Christmas Bazaar on Saturday, Nov. 21 from 9 to 3 p.m. The 8' table is provided and the charge is \$40.

Please call Pat at (413) 531-6997 for an application or additional questions. Thank you.

NOTICE

ERRORS: Each advertiser is requested to check their advertisement the first time it appears. This paper will not be responsible for more than one corrected insertion, nor will be liable for any error in an advertisement to a greater extent than the cost of the space occupied by the item in the advertisement.



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| <p>CLUES ACROSS</p> <ul style="list-style-type: none"> 1. Mended 7. Hymns 13. Commercial transport of goods 14. Poked holes in the ground 16. They precede C 17. Branch of knowledge concerned with wealth 19. Larry and Curly's pal 20. Injured 22. Popular type of dance 23. Moon crater 25. American state 26. Places to lock valuables 28. Stalk that supports the capsule 29. Keyboard key 30. '___ death do us part 31. A type of cage 33. A place to sleep 34. Annual music awards show 36. Made over | <ul style="list-style-type: none"> 38. Hard, stony substance 40. Incantations 41. Long-legged, wading bird 43. Breathe noisily 44. Congressman 45. Rip off 47. Golf score 48. Popular pickup truck 51. Where infants sleep 53. Music term 55. Small opening in a surface 56. Musical term meaning "very" 58. Soviet Socialist Republic 59. Treats with powder 60. Email subject line feature 61. A British lawyer 64. Expression of laughter 65. Farmer's calendar 67. Seeds used as food 69. Eurasian shrubs 70. Periods of inactivity | <p>CLUES DOWN</p> <ul style="list-style-type: none"> 1. Hard things to kick 2. Collective of countries 3. Letter of Hebrew alphabet 4. One-time Alabama running back Eddie 5. One's sense of self-esteem 6. Of the teeth 7. Treat with care 8. Type of whale 9. Curved structure 10. Emits coherent radiation 11. One of the Gospels (abbr.) 12. Smallest interval in western music 13. Netherlands seat of government 15. Gives to charitably 18. Lout 21. Pastas 24. Release from restrictions 26. Female sibling 27. Title of respect 30. Silver coins 32. Region in India 35. Partner to cheese 37. Dark or dusky 38. Pacific Northwest tree 39. Exaggerate 42. Toddler 43. Touch lightly 46. Fundamentals 47. Jeopardies 49. Curved structures 50. Isolated, flat-topped hills 52. Forming the bottom layer 54. Reciprocal of sine 55. Genus of Old World birds 57. New York college 59. Cloak 62. Kawhi Leonard's team (abbr.) 63. Vietnamese offensive 66. "The Great Lakes State" 68. "___, myself and I" |
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Crafters wanted

LUDLOW—Crafters Wanted for the Rosary Sodality's St. Nicholas Craft Fair and Raffle on Saturday, Nov. 14, 2026, at Christ the King Church located at 41 Warsaw Avenue in Ludlow from 9 a.m. to 3 p.m.

The cost is a non-refundable \$40. fee for an 8-ft table,

which will be provided by the church.

To reserve a table or for more information contact Debbie Martell at 413-547-8739 or Lorraine Bernier at 413-519-7658.

Light refreshments will be available.

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