Public notices

Town of Brimfield
Zoning Board of Appeals

The Brimfield Zoning Board of Appeals will hold a public hearing on **Thursday, November 19, 2026, at 5:00 pm at Hitchcock Academy, 2 Brookfield Rd, Brimfield**, on behalf of Brian Caron for the property located at 160 Palmer Rd. Map 11, Lot 9. Book 15026, Pg. 145. The applicant is requesting a variance to build Senior Housing on a 46.078-acre lot. The proposed community would be built in phases, each phase consisting of a multi-unit (55+) age restricted building, 40'x80' footprint, 2.5 stories in height, containing 6 dwelling units. Abutters and members of the public are encouraged to attend and provide feedback.
10/22, 10/29/2026

COMMONWEALTH OF MASSACHUSETTS
County of Hampden
Superior Court
Docket No. 2679CV00575
RE:Patrick J. Cavanaugh
ORDER OF NOTICE
BY PUBLICATION
TO:
United Mortgage Lenders, Inc.

WHEREAS a civil action has been begun against you in our Superior Court by Patrick J. Cavanaugh ("**Plaintiff**") wherein he is seeking service of process by publication in a quiet title action pertaining to the title to the real estate at **3102 South Main Street, Palmer, Hampden County, Massachusetts** more particularly in which the Plaintiff seeks to expunge and discharge a March 25, 2005 Mortgage to the Defendant recorded at the Hampden Registry of Deeds in Book 14900, Page 267.

We COMMAND YOU if you intend to make any defense, that on November 27, 2026 or within such further time as the law allows you do cause your written pleading to be filed in the office of the Superior Court, Clerk's Office at Roderick L. Ireland Courthouse, 50 State Street, Springfield, Massachusetts 01103, with a copy to Thomas J. Flaherty, Esq., Bacon Flaherty LLC, 15 South Main Street, Randolph, MA 02368 and further that you defend against said suit according to law if you intend any defense, and that you do and receive what the Court shall order and adjudge therein.

Hereof fail not, at your peril, or as otherwise said suit may be adjudged and orders entered in your absence.

It appearing to this Court that no personal service of the Complaint has been made on the defendants identified herein above that after diligent search Plaintiffs can find no such persons upon whom they can lawfully make service, it is **ORDERED** that notice of this suit be given to them by publishing on **three** (3) occasions in The Palmer Journal, with said publication to be at least 20 days before the above responsive pleading due date.

Dated at Springfield, Massachusetts this 6th day of October, 2026.

T. Trapani, Justice
10/15, 10/22, 10/29/2026

NOTICE OF SALE
NOTICE OF
MORTGAGEE'S
SALE OF REAL ESTATE
Premises: **10 Polly Road, Wales, MA 01081**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Craig P. Garvey and Nicole J. Tardiff to Mortgage Electronic Registration Systems, Inc. as nominee for Caliber Home Loans, Inc., dated March 11, 2022, and recorded with the Hampden County Registry of Deeds in Book 24444, Page 392, of which mortgage the undersigned is the present holder by assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc. to Newrez LLC, dated March 27, 2026, and recorded with said Registry in Book 26268, Page 240, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by **Public Auction** at 10:00 o'clock A.M. on the 30th day of November, 2026, at the mortgaged premises located at 10 Polly Road, Wales, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

To wit: All that a certain parcel of land with the buildings thereon, situated on the westerly side of Polly Road in Wales, Hampden County, Massachusetts, shown as LOT 5 on a plan of land entitled, "Plan of Property surveyed for Richard A. Washburn and Ruth J. Washburn, Trustees for the Michael Todd Matteson & Timothy Russell Matteson located on Polly Road, Massachusetts", by Jalbot Engineering Inc., dated May 21, 1987, and recorded with the Hampden County Registry of Deeds at Plan Book 248, Page 87 and 88, to which plan reference is made for a more particular description. The improvements thereon being known as 10 Polly Road, Wales, Massachusetts - 01081. Premises to 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 Dollars ($10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, New York 11530, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

NewRez LLC,
Present holder of said mortgage
By its Attorneys,
Friedman Vartolo LLP
1325 Franklin Avenue,
Suite 160,
Garden City, New York 11530
10/22, 10/29, 11/05/2026

TOWN OF BRIMFIELD
SELECT BOARD OFFICE
Request for Qualifications
(RFQ)
Architectural Services for
Historic Window Restoration
at Brimfield Town Hall

The Town of Brimfield is soliciting proposals for designer services for the restoration of windows on its historic Town Hall, including but not limited to the development of construction drawings and specifications and bid documents. Sealed proposals, appropriately marked, for architectural services from firms with experience in historic restoration will be received no later than **Thursday, November 5, 2026 at 10:00AM** at the Brimfield Select Board Office, Town Hall Annex, 23 Main Street, Brimfield, MA. All respondents must be able to comply with the RFQ specifications and follow all instructions in preparing RFQ responses.

Bid packets will be available for pickup beginning October 19, 2026 at the Brimfield Select Board Office, 23 Main Street, Brimfield, MA from 9:00AM to 5:00PM Monday-Thursday or by emailing the Chief Procurement Officer at selectboard@brimfieldma.org.

An optional site visit will be held on October 28, 2026 at 10:00AM. All questions must be submitted in writing to the Chief Procurement Officer, no later than 2:00PM on October 29, 2026. All questions/answers and addendums will be distributed to all bid package holders.

Envelopes must be clearly marked "**Architectural Services for Historic Window Restoration at Brimfield Town Hall**" and include the bid opening date and time. Submissions must include one (1) original, five (5) copies, and one (1) electronic copy and must be submitted no later than **November 5, 2026 at 10:00AM.** No bids will be accepted after the time and date specified. Executed Certificates of Corporate Authority, Non-Collusion, and Tax Compliance must be included in all bid submissions. The final negotiated fee shall not exceed $35,000. Estimated cost of construction is $250,000.

This solicitation is being conducted in accordance with the provisions of Massachusetts General Laws Chapter 7C, §§ 44-58.

The Chief Procurement Officer reserves the right to reject any or all proposals and/or waive any minor informalities on proposals received if it is deemed in the public interest to do so.

Chris DeFalco
Chief Procurement Officer
Town of Brimfield, MA
selectboard@brimfieldma.org
10/22, 10/29/2026

Commonwealth
of Massachusetts
County of Hampden
The Superior Court
CIVIL DOCKET
#2679CV0648
RE: **U.S. Bank National Association, as Indenture Trustee for the Towd Point Mortgage Trust 2020-3 v. Richard H. Wahlers, Jr., as Personal Representative of the Estate of Antonia M. Wahlers a/k/a Antonia Maria Wahlers, et al**
ORDER OF NOTICE BY
PUBLICATION

TO: **Richard H. Wahlers, Jr., as Personal Representative of the Estate of Antonia M. Wahlers a/k/s Antonia Maria Wahlers, and Richard H. Wahlers, Jr.**, individuals with a last known address of 70 Reed Street, PO Box 40 Warren, MA 01083; **in the County of Worcester; all in said Commonwealth; Michael P. Wahlers**, an individual with a last known address of 28700 Megan Drive, Bonita Springs, FL, 34135; **The Heirs, Devisees and Legal Representatives of the Estate of Pamela M. Keith**, with a last known residence of 179 State Street, Palmer, MA 01026; Alissa Lois Nelson, an individual with a last known address of 4265 Keygate Dr. Apt. 17, Toledo, OH 43614; **Christopher Thomas Keith**, an individual with a last known address of 1950 Farrar Dr., Apt. 6, Rolla, MO 65401; **Commonwealth of Massachusetts Department of Revenue, Estate Tax Division**, a government agency, with an address of c/o Massachusetts Attorney General's Office, 1 Ashburton Place, 20th Floor, Boston, MA 02108; **The United States of America, Department of the Treasury, acting through the Internal Revenue Services**, a government agency, with an address of c/o US Attorney Office, 1 Courthouse Way, Suite 9200, Boston, MA 02210.

AND TO ALL PERSONS ENTITLED TO THE BENEFIT OF THE SERVICE MEMBERS' CIVIL RELIEF ACT OF 1940 AS AMENDED 2003 as amended:

U.S. Bank National Association, as Indenture Trustee for the Towd Point Mortgage Trust 2020-3, a Delaware Statutory Trust, with a mailing address of c/0 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

claiming to be the holder by assignment of mortgage encumbering the real property known as 179 State Street, Palmer, MA 01069

given by Richard H. Wahlers and Antonia M. Wahlers to Wells Fargo Financial Massachusetts, Inc., dated March 26, 2027

recorded in Hampden County Registry of Deeds Book 16611, Page 5 has filed with said court a Complaint for authority to foreclose said mortgage in the manner following: by entry on and possession of the premises therein described and by exercise of the power of sale contained in said mortgage.

If you are entitled to the benefits of the Service Members' Civil Relief Act of 1940 as amended, and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Springfield in said County on or before November 16, 2026 or you may be forever barred from claiming that such foreclosure is invalid under said Act.

Witness, Michael D. Ricciuti, Esquire, Chief Justice of the Superior Court, at Springfield, Massachusetts, this 5th day of October, 2026.

Laura S. Gentile,
Clerk of the Courts
10/22/2026

Send Us Your Community Holiday Events

Turley Publications will print your holiday calendar events FREE OF CHARGE in our Dazzler Supplement which will be published November 19, 2026.
Total circulation of 85,000 which reaches over 200,000 readers in the Pioneer Valley.
Event Should Be Non-Profit & Open to the Public

FREE Calendar Listings Reaching over 200,000 Readers in the Pioneer Valley

Event Name _____
Date/Time _____
Location _____
_____
Description _____
_____
_____
_____
_____
Cost _____
Contact name & phone number for more information _____
_____

Deadline for Calendar submissions is October 28.

MAIL YOUR LISTING INFORMATION TO:
Turley Publications, Attn: Jamie Joslyn, 24 Water Street, Palmer, MA 01069
or email* them to: jamie@turley.com
***Be sure to indicate "Dazzler" in the subject line of your email.**

Job Connection

HELPING YOU FIND HELP

TOWN OF NEW BRAINTREE
PART-TIME EMPLOYMENT

The Town of New Braintree is seeking an individual to fill a part-time vacancy for three hours per week of custodial work at the town hall and snow removal as needed. You may inquire at the Select Board Office for more information by calling **508-867-2071 ext. 100** or via email at **racerra@newbraintree.gov.**

New Braintree is an equal opportunity employer.

HANNA'S ON MAIN
91 Main Street
Ware, MA 01082
413-277-0009
hanasonmain.com

We Are Hiring!
We are looking for experienced kitchen and wait staff.
We have openings for
Sous Chef
Line Cooks
Servers
Scan QR code
To Apply