Public notices

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
26 SM 003592
ORDER OF NOTICE

TO: **Kenneth J. Bisson, Ronald Bisson, Michael P. Bisson, Joan Bussolari, Patricia Murphy, Nancy Simon, Stella Bisson, Conrad Bisson and Donald Bisson**

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

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2

claiming to have an interest in a mortgage covering real property in **Holland**, numbered **24 Halfway Lane, given by Steven Bisson to Beneficial Massachusetts Inc., dated May 25, 2007, and recorded at Hampden County Registry of Deeds in Book 16720, Page 270**, and now held by Plaintiff by assignment, has filed with this court a complaint for determination of 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 **December 21, 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 said Court on November 9, 2026.

Attest:
Deborah J. Patterson
Recorder
11/19/2026

NOTICE OF SALE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 41-43 North Street, Three Rivers, MA 01080

By virtue and in execution of the Power of Sale contained in a certain mortgage 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, of which mortgage the undersigned is the present holder by assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for New Penn Financial, LLC to NewRez LLC D/B/A Shellpoint Mortgage Servicing, dated December 31, 2025, and recorded with said Registry in Book 26173, Page 355, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by **Public Auction** at 11 o'clock A.M. on the 8th day of December, 2026 at the mortgaged premises located at 41-43 North Street, Three Rivers, Hampden County, Massachusetts, all and singular the premises described in said mortgage, To wit: The land in that part of Palmer, Hampden County, Massachusetts, known as Three Rivers, bounded and described as follows:

Certain real estate situated on the easterly side of North Street, in the Village of Three Rivers in said Palmer, known and designated as Lot numbered Seventy-One (#71) on Plan No. 3 of Property of Otis Company, Three Robers, Palmer, Massachusetts, made by WM I. Thompson, C.E. Worcester, Mass., November 27, 1933, records with Hampden County Registry of Deeds, Book of Plans 13, Page 75, to which plan reference is hereby made, said tract being more particularly bounded and described as follows:

Westerly by North Street as shown on said plan sixty-six (66) feet;

Northerly by Lot No. 70 as shown on said plan one hundred fifty-two and 5/10 (152.5) feet;

Southeasterly by land of the Central Vermont Railway Company, as shown on said plan ninety-three and 2/10 (93.2) feet,

and Southerly by Lot No. 72 as shown on said plan one hundred eleven (111.0) Feet.

Together with the right to connect the building on said premises with, and empty and discharge sewage into, the sewer pipe of the Otis Company running through said premises described in the reservation hereinafter contained in the deed, and the right, in common with the Otis Company, its successors, and assigns and others, to convey said sewage through the sewer pipe running in and through the premises shown on said plan as Lots No. 72, 73, 74, 75, 76, 78 and 79, other land of the Otis Company situation next southeasterly of said Lot No. 79 as shown on said plan, and in and through the premises shown on said plan as Lot No. 80 to the Chicopee River, together with the right to enter upon said lots and land for the purpose of maintaining and relaying said pip through said lots and land being a continuation of said pipe as now laid in said conveyed premises. Subject to reservation to said Otis Company to maintain all water pipes, and appliances and fixtures connected therewith, and all sewer pipes, as now laid through said premises, for the purpose of conveying water and sewage through the same, together with the right to enter upon said premises for the purpose of repairing and relaying said pipes, appliances and fixtures. Subject to all rights, easements and encumbrances of record.

Being the same premises conveyed tp the Mortgagor herein by deed of Stephen S. Czupryna and Mary J. Czupryna, f/k/a Mary Jane Lovely and recorded in the Hampden County Registry of Deeds herewith. 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, NY 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, NY 11530
11/19, 11/26, 12/03/2026

STATE OF VERMONT
SUPERIOR COURT
WINDHAM UNIT
CIVIL DIVISION
DOCKET NO. 26-CV-03082

TIMOTHY A. KAISER;
KIP J. KAISER,
Plaintiffs,
v.
Heirs to Estate of
SHIRLEY L. DUFFY;
ROBIN M. PERHAM;
DOMINIQUE M. RUSSIN;
KYMBERLY P. MORGAN;
KRISTEN PETERS;
ROBERT A. PERHAM, JR.;
KELLY L. KAISER;
TINA PETERS;
Heirs to Estate of
BEVERLY K. SPARTICHINO;
WILLIAM SPARTICHINO;
MARYANNE S. GRAHAM;
LINDA M. CRONIN;
JACQUI CAMUSO-O'BRIEN;
WILLIAM ARUDA;
DOMINIC SPARTICHINO;
FATIMA S. SHAIKH;
KRISTEN M. SPARTICHINO;
Heirs to Estate of
HERMAN E. KAISER;
HERMAN H. KAISER;
HARRY LACY;
DIANE L. KAISER-WEBB;
MILLICENT B. KAISER-COX,
Defendants.

[PROPOSED] ORDER FOR SERVICE BY PUBLICATION

Upon the motion, completed affidavit, and exhibits, the Court finds that service cannot with due diligence be made by another prescribed method upon the following persons with alleged interests in the Vermont property at issue: Publication and the supplemental mailing ordered below are reasonably calculated to provide notice. It is ORDERED:

Plaintiffs shall publish this Order once a week, at least seven days apart, for two successive weeks in

1. The Brattleboro Reformer, Attn: Heirs to the Estate of Shirley L. Duffy; Heirs to the Estate of Beverly K. Spartichino; Heirs to Herman E. Kaiser; Millicent B. Kaiser-Cox; Tina Peters, any interested parties

2. The Journal Register, Attn: Kelley L. Kaiser; Dominique M. Russin.

3. The Charleston Gazette-Mail, Attn: Diane L. Kaiser-Webb.

4. The Tallahasee Democrat, Attn: Herman H. Kaiser.

5. The Malden Advocate, Attn: Jacqui Camuso-O'Brien; William Aruda.

6. The Monroe Journal, Attn: Kymberly P. Morgan

7. The Worcester Telegram & Gazette, Attn: Robin M. Perham; Robert A. Perham, Jr.;

The first publication must occur within 21 days after entry of this Order. Plaintiffs shall mail a copy of this Order as published to every Defendant subject to this Order whose address is known, promptly after first publication. Plaintiffs shall also send the summons, Complaint, and approved blank Answer and Notice of Appearance forms to those addresses. Plaintiffs shall file an affidavit proving publication and an affidavit identifying the mailings and any returned mail. Service by publication is complete on the twenty-second day after first publication.

NOTICE TO THE DEFENDANTS IDENTIFIED ABOVE

You are being sued in the Vermont Superior Court, Civil Division, Windham Unit, 7 Court Street, Newfane, VT 05345, Case No. 26-CV-03082, by Timothy A. Kaiser and Kip J. Kaiser. This action seeks a declaration quieting title in Plaintiffs and determining that Defendants have no right or title to the property, alternatively on the basis of adverse possession. The property consists of two contiguous parcels commonly known as Townshend Dam Road, Wardsboro, Vermont, and West Hill Road, Townshend, Vermont: the Wardsboro portion containing 203.40 acres, more or less, municipal Tax Parcel ID -40004, SPAN 687-218-10509; and the Townshend portion containing 24.70 acres, more or less, municipal Tax Parcel ID 11001.000, SPAN 651-205-10507. You must serve a written Answer upon Plaintiffs' attorney, Evan Chadwick, Esq., Chadwick, Spensley, & Fox, PLLC, 136 High Street, P.O. Box 6182, Brattleboro, VT 05301, evan@chadwicklawvt.com, and file your Answer with the Court at the address above within 21 days after service by publication is complete. Service is complete on the twenty-second day after first publication. Your Answer must respond to each claim and state any defenses and related counterclaims. If you fail to respond, judgment by default may be entered against you for the relief demanded in the Complaint. Self-represented Defendants should also file and serve a Notice of Appearance giving current contact information. Copies of the Complaint and approved forms may be obtained from the Court or Plaintiffs' counsel.

Dated 10/27/2026
Heather J. Gray
Superior Court Judge
11/19, 11/26/2026

NOTICE OF PUBLIC HEARING
NATIONAL GRID
PALMER
TOWN ADMINISTRATIVE BUILDING
4417 MAIN ST.
PALMER, MA 01069
DECEMBER 7, 2026, 5:30 PM

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:

Fuller St-National Grid to install 3 SO Poles on Fuller St. beginning at a point approximately 40 feet west of the centerline of the intersection of Thorndike St and continuing approximately 300 feet in a west direction. Installing 3 new poles, along south side of Fuller St to support multiple new services.

Brad Brothers, Town Manager
11/19/2026

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 **6:45 PM, Tuesday, December 1, 2026** at the Town Administration Building, 4417 Main Street, Palmer, MA to consider a Notice of Intent for proposed activities related to removal of an existing building and the construction of a new reception hall, pavilion, and associated stormwater management. The proposed project includes approximately 6,108 square feet of disturbance within the 100-foot wetland buffer zone. The applicant making the request is Palmer Motorsports Park, LLC. Any interested person wishing to be heard on the application should appear at the time and place designated.

Elizabeth O'Connor, Chair
Palmer Conservation Commission
11/19/2026

Palmer
Conservation Commission
Public Hearing Notice

n 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 **6:35 PM, Tuesday, December 1, 2026** at the Town Administration Building, 4417 Main Street, Palmer, MA to consider a Request for Determination of Applicability for exploratory geotechnical borings in support of the Three Rivers Siphon Rehabilitation Project. Proposed activities will be located in the roadway right-of-way of Riverside Street in Palmer, within the 200-foot Riverfront Area to the Ware River. The applicant making the request is Tighe & Bond on behalf of the Town of Palmer. Any interested person wishing to be heard on the application should appear at the time and place designated.

Elizabeth O'Connor, Chair,
Palmer Conservation Commission.
11/19/2026





