Public notices

Monson
Conservation Commission

Under the requirements of M.G.L. Chapter 131 §40, the Monson Conservation Commission will hold a public hearing on **Wednesday, December 9, 2026 at 7:00 PM** in the Large Meeting Room, Town Office Building, 110 Main St. Under consideration is a Notice of Intent for the construction of a driveway, grading, and septic within Riverfront Area for a new single-family home for the property located at 7v Old Reed Road, identified as Assessor's Map 167, Parcel 002F. The Applicant is Mike Mesheau.
11/26/2026

Monson
Conservation Commission

Under the requirements of M.G.L. Chapter 131 §40, the Monson Conservation Commission will hold a public hearing on **Wednesday, December 9, 2026 at 7:10 PM** in the Large Meeting Room, Town Office Building, 110 Main St. Under consideration is a Notice of Intent for the restoration of unpermitted work within Bordering Vegetative Wetlands, Bank associated with an intermittent stream, and associated Buffer Zone for the property located at 57 Carpenter Road, identified as Assessor's Map 134, Parcel 006. The Applicant and property owner is Mathew Biron.
11/26/2026

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. HD23P1859EA
Estate of:
Angelina Regina Casavant
Also known as:
Angelina Regina Resigna
Date of Death: 04/23/2023
CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:

A Petition for **S/A - Formal Probate of Will with Appointment of Personal Representative** has been filed by **Christa C LeBrun of Brookfield, 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 **Christa C LeBrun of Brookfield, 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 12/21/2026. 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: November 23, 2026

Rosemary A Saccomani,
Register of Probate
11/26/2026

Commonwealth of Massachusetts
County of Hampden
The Superior Court
CIVIL DOCKET# 2679CV0767
RE: PeoplesBank v Erin Crawford

ORDER OF NOTICE BY PUBLICATION

TO: **Erin Crawford**, has an address of 10 Ruggles Court, Palmer, Massachusetts 01080 **in the County of Hampden; all in said Commonwealth**

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

PeoplesBank a banking institution with its principal office located at 330 Whitney Avenue, Holyoke, MA 01040

claiming to be the holder of mortgage covering property known as 10 Ruggles Court, Palmer, Hampden County, Massachusetts 01080

given by Erin Crawford to PeoplesBank dated June 12, 2014

recorded in Hampden County Registry of Deeds, Book 20311, Page 248, 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 **12/28/2026** 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 13th day of November, 2026.

Laura S. Gentile,
Clerk of the Courts
By:
Edward J. Partyka
Assistant Clerk
11/26/2026

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

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. HD26P2400EA
Estate of:
Mary T Kos
Date of Death: 10/09/2025
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 **Angela Smith of East Longmeadow, 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 **Angela Smith of East Longmeadow, MA** and **Pauline Dodge of Brimfield, 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 12/15/2026. 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: November 16, 2026

Rosemary A Saccomani,
Register of Probate
11/26/2026

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. HD25A0197AD
In the matter of:
Jack Edward Lawton
CITATION
G.L. c. 210, §6

TO:

any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by:

Melissa Ann Roarke of Schenectady, NY

Jason Michael Seybold of Monson, MA

requesting for leave to adopt said child and that the name of the child be changed to

Jack Anderson Roarke

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3.10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT **Springfield** ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) ON: **12/18/2026**.

WITNESS, **Claudine T. Stoudemire,** First Justice of this Court.
Date: November 17, 2026

Rosemary A. Saccomani
Register of Probate
11/26/2026

HIKING ❙ from page 5

We headed back to a cliff we had passed on the way up and soaked in the views for a few hours. We pitched our tent nearby. Cooked dinner. Watched the sun fade into blackness, then snuggled into our two-person sleeping bag wearing all of our layers to ward off the chill.

We awoke early on Sunday morning while the world was wrapped in darkness. Still half asleep, we crawled out of our tent and walked a few hundred feet to the outlook, where we sat shoulder to shoulder and watched the horizon begin to change.

This wasn't the mountain we had planned to be on to celebrate our wedding anniversary. We hadn't hiked nearly as far as we had hoped.

There was no 4,000-foot summit beneath us. No triumphant sense of achievement. No sweet taste of victory in having pushed through the pain to finish what we started.

Instead, we spent a peaceful morning together on a 3,800-foot cliff while the sun climbed over the faraway mountains, spilling a thin line of molten lava across the horizon. We witnessed the distant peaks awaken one by one, their shadowed slopes catching the morning light until the entire landscape came alive.

We may not have been seeing the sun rise from the mountain we had intended to be on, but as I leaned my head on Tom's shoulder and sighed, everything that I thought mattered faded into insignificance. What was important was not where I was sitting, but the man I was sitting next to.

Too often, we measure our time by what we accomplish. How many miles we complete. How many peaks we scale. How far we push ourselves.

On our anniversary, we came to the mountains expecting the familiar rewards of a challenging journey completed.

When the mountains began asking for more than what Tom's body could give, we were forced to stop, let go of our expectations, and recognize that the most meaningful parts of our lives are not always found in the places we set out to reach.

Sometimes, the greatest act of strength is admitting that you cannot go any farther. Sometimes, turning around is not a failure but an act of courage.

And sometimes, the most beautiful moments arrive only after life has taken away the experience you were so certain you needed.

Tom will soon have shoulder replacement surgery. There will be pain. Recovery. Hard days. Uncertain weeks. And a long road back to the adventures we plan to share again.

We don't know exactly what that path will look like. But as we watched the morning sun rise over the White Mountains on a cold and beautiful Sunday morning, I knew we would face it the same way we face all of the trials life throws at us.

With faith. With determination. One step. One day. One. Mile. At. A. Time.

See you in the wild places, my friends!