

CITY OF HOLYOKE
PUBLIC HEARING NOTICE

The Holyoke Board of Appeals will hold a Public Hearing on **Wednesday, November 5, 2025, at 5:00 p.m.**, in the City Hall Annex, Room 403, Holyoke MA to hear the petition of Rafael and Sheila Rivera, who are requesting an appeal from the zoning official’s, Notice of Violations letter dated, September 19, 2025, at a property known as 230-232 Beech Street (061-03-009).

A complete copy of the application may be seen in the Office of Planning & Economic Development, 20 Korean Veterans Plaza, Rm 401, 8:30-4:30, M-F.

Applicant:
Rafael & Sheila Rivera
Board of Appeals: Josh Knox
10/17, 10/24/2025

CITY OF HOLYOKE
PUBLIC HEARING NOTICE

The: Holyoke Board of Appeals will hold a Public Hearing on **Wednesday November 5, 2025, at 5:00 p.m.**, in the City Hall Annex, Room 403, Holyoke MA to hear the petition of William F. Sullivan Company, Inc / Woodeast Realty, LLC, who is requesting an appeal from the zoning official’s, Notice of Violations letter dated, September 19, 2025, at a property known as 1-3 Jed Days Landing (084-00-002).

A complete copy of the application may be seen in the Office of Planning & Economic Development, 20 Korean Veterans Plaza, Rm 401, 8:30-4:30, M-F.

Applicant:
William F. Sullivan Company, Inc and Woodeast Realty, LLC
Board of Appeals: Josh Knox
10/17, 10/24/2025

MORTGAGEE’S
SALE OF REAL ESTATE

By virtue of in execution of the Power of Sale contained in that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement given by 156 High Holyoke MA, LLC (the “Mortgagor”) to Aloha Capital, LLC, dated April 14, 2023 and recorded with the Hampden County Registry of Deeds (the “Registry”) at 24973, Page 440, as assigned to Reigo Securitization Sponsor 2021-1, LLC, dated September 9, 2024 and recorded with the Registry in Book 25566, Page 146, of which Mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **11:00 AM on the 7th day of November, 2025** at 156-162 High Street, Holyoke, Massachusetts, being more particularly in said mortgage, to wit:

The land in Holyoke, Hampden County, Massachusetts, being known and being more particularly bounded and described as follows:

Beginning at a point at the intersection of the easterly line of High Street with the Southerly line of Hampden Street; THENCE running Southwesterly by the Easterly line of High Street forty-nine (49) feet; THENCE Southeasterly and at right angles to said High Street eighty (80) feet to an alley or common passageway; THENCE Northeasterly by said passageway forty-nine (49) feet to said Hampden Street; THENCE Northwesterly by said Hampden Street eight (80) feet to the point of the beginning.

Containing 3,920 square feet of land more or less.

Address: 156 High Street, Holyoke, Massachusetts 01040
Parcel ID: 013-03-005

For mortgagor’s title see deed recorded in the Hampden County Registry of Deeds in Book 24014, Page 102.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale:

The highest bidder in the sale shall deposit a bank treasurer’s check, or certified check in the amount of Twenty Thousand Dollars (\$20,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within three (3) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Samantha Saperstein at ssaperstein@pesco.com.

Reigo Securitization Sponsor
2021-1, LLC,
present holder of the Mortgage,
By its attorney,
Lauren A. Solar, Esq.
Hackett Feinberg P.C.
155 Federal Street, 9th Floor
Boston, MA 02110
10/10, 10/17, 10/24/2025

MORTGAGEE’S
SALE OF REAL ESTATE

By virtue of in execution of the Power of Sale contained in that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement given by 445 High Holyoke MA, LLC (the “Mortgagor”) to Aloha Capital, LLC, dated April 11, 2023 and recorded with the Hampden County Registry of Deeds (the “Registry”) at 24973, Page 410, as assigned to Reigo Securitization Sponsor 2021-1, LLC dated September 9, 2024 and recorded with the Registry in Book 25566, Page 154, of which Mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **12:00 PM on the 7th day of November, 2025** at 445-447 High Street, Holyoke, Massachusetts, being more particularly in said mortgage, to wit:

PARCEL 1

Certain parcel of land with the buildings thereon, situated in said Holyoke, bounded and described as follows, viz

BEGINNING at a point of intersection of the westerly side of High Street with the northerly side of Essex Street and thence running

NORTHEASTERLY on said High Street Twenty-Eight (28) feet and one (1) inch; thence

NORTHWESTERLY at a right angle to said High Street ninety-seven (97) feet to the center line of an alley or common passageway (which passageway is fourteen wide); thence

SOUTHWESTERLY on said center line of said alley and parallel with said High Street Twenty-Eight (28) feet and one (1) inch to said Essex Street; thence

SOUTHEASTERLY on said Essex Street ninety-seven (97) feet to the place of BEGINNING.

Containing 2,724 1/12 square feet more or less.

Address: 0 High Street, Holyoke, Massachusetts 01040
Parcel ID: 011-07-007
PARCEL 2:

The land in Holyoke, Hampden County, Massachusetts, with the buildings thereon, bounded and described as follows:

BEGINNING at the point of intersection of the westerly side of High Street with the southerly side of Essex Street and thence running

SOUTHWESTERLY on said High Street twenty-nine (29) feet and eight (8) inches; thence

NORTHWESTERLY at right angles with said High Street ninety-seven (97) feet to, the center line of an alley or common passageway (which passageway is fourteen (14) feet wide); thence

NORTHEASTERLY on said center line of said alley and parallel with said High Street twenty-nine feet and eight (8) inches to said Essex Street thence

SOUTHEASTERLY on said Essex Street ninety-seven (97) feet to the place of beginning.

Address: 445 High Street, Holyoke, Massachusetts 01040
Parcel ID: 0011-8-000001

For mortgagor’s title see deed recorded in the Hampden County Registry of Deeds in Book 24895, Page 181.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale:

The highest bidder in the sale shall deposit a bank treasurer’s check, or certified check in the amount of Twenty Thousand Dollars (\$20,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within three (3) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Samantha Saperstein at ssaperstein@pesco.com.

Reigo Securitization Sponsor
2021-1, LLC,
present holder of the Mortgage,
By its attorney,
Lauren A. Solar, Esq.
Hackett Feinberg P.C.
155 Federal Street, 9th Floor
Boston, MA 02110
10/10, 10/17, 10/24/2025

**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.
HD25C0300CA
In the matter of:
Gregorio Garcia
CITATION ON PETITION
TO CHANGE NAME**
A Petition to Change Name of Adult has been filed by **Gregorio Garcia of Holyoke, MA** requesting that the court enter a Decree changing their name to:

**Greg Rodriguez
IMPORTANT NOTICE**
Any person may appear for purposes of objecting to the petition by filing an appearance at: **Hampden Probate and Family Court before 10:00 a.m. on the return day of 10/28/2025**

This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. **Barbara M Hyland**, First Justice of this Court.
Date: September 30, 2025
Rosemary A Saccomani
Register of Probate
10/17/2025

**City of Holyoke
Conservation Commission
Notice of Public Hearing**
Pursuant to MGL Chap. 131 §40 and the Holyoke Wetlands Protection Ordinance, the City of Holyoke Conservation Commission will hold a Public Hearing on **Thursday, October 23rd, 2025, at 6:15 p.m. remotely via Zoom** at https://us06web.zoom.us/j/83982886825 on a Notice of Intent filed by Fuss & O’Neill on behalf of Holyoke Gas & Electric for the 1657 and 1292 Lines Structure Replacement project located along an approximately 5-mile section of the 1657 and 1292 Transmission Line ROW within the Ashley Reservoir and the Pioneer Valley Railroad in Holyoke, MA. The proposed project includes work within Bordering Vegetated Wetlands, Riverfront Area, and Buffer Zone.

Jeffery Horan, Chairperson
10/17/2025

**City of Holyoke
Conservation Commission
Notice of Public Hearing**
Pursuant to MGL Chap. 131 §40 and the Holyoke Wetlands Protection Ordinance, the City of Holyoke Conservation Commission will hold a Public Hearing on **Thursday, October 23rd, 2025, at 6:15 p.m. remotely via Zoom** at https://us06web.zoom.us/j/83982886825 on an **Abbreviated Notice of Resource Area Delineation** filed by VHB on behalf of Craig Authier for the verification of wetland resource area boundaries and field delineation on Homestead Avenue (MBP 170-00-031) in Holyoke, MA.

Jeffery Horan, Chairperson
10/17/2025

**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.
HD22P0785EA
Estate of:
Henry Patrick Ingersoll
Date of Death: 03/08/2022
CITATION ON PETITION
FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE**
To all interested persons:

A Petition for Sale of Real Estate has been filed by: **Edward J Tousignant of Mount Holly, NJ** requesting that the court authorize the Personal Representative to sell the decedent’s real estate at a private sale.

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 11/06/2025.

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.

Witness, **Barbara M Hyland**, First Justice of this Court.

Date: September 30, 2025
Rosemary A Saccomani,
Register of Probate
10/17/2025

**City of Holyoke
Conservation Commission
Notice of Public Hearing**
Pursuant to MGL Chap. 131 §40 and the Holyoke Wetlands Protection Ordinance, the City of Holyoke Conservation Commission will hold a Public Hearing on **Thursday, October 23rd, 2025, at 6:15 p.m. remotely via Zoom** at https://us06web.zoom.us/j/83982886825 to review a **Request for Determination of Applicability** filed by Jonathan Moquin on behalf of the City of Holyoke Parks and Recreation Department for the improvement of Jones Point Park (MBP 097-00-002) in Holyoke, MA to determine whether the proposed activities are subject to MGL Chap. 131 §40 and the Holyoke Wetlands Protection Ordinance.

Jeffery Horan, Chairperson
10/17/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Probate and Family Court
50 State Street
Springfield, MA 01103
Docket No.
HD25P1998GD
In the matter of:
Sonia M Lopez
Of: Holyoke, MA
RESPONDENT
Alleged Incapacitated Person
CITATION GIVING NOTICE
OF PETITION FOR
APPOINTMENT OF
GUARDIAN FOR
INCAPACITATED
PERSON PURSUANT TO
G.L. c. 190B, §5-304**

To the named Respondent and all other interested persons, a petition has been filed by **Valley Springs Behavioral Health H of Holyoke, MA** in the above captioned matter alleging that **Sonia M Lopez** is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 a.m. on the return date of **11/12/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. **Barbara M. Hyland**, First Justice of this Court.
Date: September 29, 2025
Rosemary A. Saccomani
Register of Probate
10/17/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
Docket No.
HD25P2072EA
Estate of:
Dennis C. Milos
Date of Death:
August 29, 2025
INFORMAL PROBATE
PUBLICATION NOTICE**
To all persons interested in the above captioned estate, by Petition of Petitioner **Jaime Collins of East Granby, CT.**
Jaime Collins of East Granby, CT

has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
10/17/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Probate and Family Court
50 State Street
Springfield, MA 01103
Docket No.
HD25P2028GD
In the matter of:
Jamillette Santiago
Of: Holyoke, MA
RESPONDENT
Alleged Incapacitated Person
CITATION GIVING NOTICE
OF PETITION FOR
APPOINTMENT OF
GUARDIAN FOR
INCAPACITATED
PERSON PURSUANT TO
G.L. c. 190B, §5-304**

To the named Respondent and all other interested persons, a petition has been filed by **Mission-Care at Holyoke** of Holyoke, MA in the above captioned matter alleging that **Jamillette Santiago** is in need of a Guardian and requesting that **Pedro Arroyo** of Melbourne, FL (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 a.m. on the return date of **10/30/2025**.

This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. **Barbara M. Hyland**, First Justice of this Court.
Date: October 01, 2025
Rosemary A. Saccomani
Register of Probate
10/17/2025