

Public notices

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Nickolas J. DiGregorio, Sr. aka Nicholas J. DiGregorio Sr. to Mortgage Electronic Registration Systems, Inc., as nominee for EquiFirst Corporation, its successors and assigns, dated August 21, 2006, and recorded with the Hampden County Registry of Deeds at Book 16144, Page 324, subsequently assigned to U.S. Bank National Association as Trustee RAMP 2006EFC2 by Mortgage Electronic Registration Systems, Inc., as nominee for EquiFirst Corporation, its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 18764, Page 555 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **1:00 PM on October 5, 2023**, at 1477 Dunhamtown-Brimfield Road a/k/a 1477 Dunhamtown Road, Brimfield, MA, all and singular the premises described in said Mortgage, to wit: The land on the easterly side of Dunhamtown-Brimfield Road in Brimfield, Hampden County, Massachusetts, known and designated as Lot 3A as shown on a plan entitled "Plan of Land in Brimfield, Mass surveyed for Nickolas J. DiGregorio, Jr. and Owned by Nickolas J. DiGregorio, Sr." dated November 30, 2004, said plan being recorded with Hampden County Registry of Deeds, Plan Book 335, Page 69, which plan is incorporated by reference herein and to which plan reference may be had for further description. The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the

sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. T

TIME WILL BE OF THE ESSENCE. Other terms, if any, to be announced at the sale.

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC2 Present Holder of said Mortgage,

By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
21-003151
09/14, 09/21, 09/28/2023

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises:
11 Christine Street,
Palmer, MA 01069
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Randall E. Paxton to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for First Federal Savings Bank of Boston, and now held by **U.S. Bank National Association**, said mortgage dated September 12, 2014 and recorded in the Hampden County Registry of Deeds in Book 20424, Page 171, as affected by a Loan Modification dated June 7, 2016 and recorded in the Hampden County Registry of Deeds in Book 21287, Page 50; as affected by an Affidavit dated March 2, 2023 and recorded in the Hampden County Registry of Deeds in Book 24927, Page 586; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Nominee for First Federal Savings Bank of Boston to U.S. Bank National Association by assignment dated September 18, 2015 and recorded with said Registry of Deeds in Book 20876, Page 399; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on November 7, 2023 at 01:00 PM** Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The following real property situate on the Southerly side of proposed street, known as "Christine Street" Town of Palmer, Hampden County, Massachusetts, bounded and described as follows:
Beginning at an iron pipe which is located S. 78 degrees 06 minutes E. a distance of four hundred thirty-six (436) feet from an iron pin in the Easterly line of Flynt Road and at the Northwesterly corner

of land formerly of Albert L'Heureux, now believed to be of Stephen Stoneberger, all as shown on "Plan of Land in Palmer, Mass. owned by Charles T. Carter, dated August, 1957, Theodore P. Drazek, R.L.S." recorded with the Hampden County Registry of Deeds, Book of Plans 70, Page 28; thence running S. 78 degrees 06 minutes E. a distance of one hundred fifty (150) feet to an iron pin; thence turning and running N. 18 degrees 54 minutes E one hundred fifty and no/100 (150) feet to an iron pin in the Southerly terminus of a proposed street known as "Christine Street" thence turning and running N. 78 degrees 06 minutes W along the line of said proposed street one hundred fifty and no/100 (150.00) feet to an iron pin; thence turning and running S. 18 degrees 54 minutes W. along land of Charles Carter et al one hundred fifty and no/100 (150) feet, more or less to the place of beginning.

Together with the right in common with the Grantors and other, to use the proposed street, as shown on said plan for all purposes of travel.

Bing the same premises conveyed to Randall E. Paxton from Nathan J. Smith, Jr. by deed dated 9/12/2014 and recorded on 9/12/2014 in the Register of Deed for Hampden County, Massachusetts in Deed Instrument 42258 Deed Book: 20424, Page: 168

Also known as: 11 Christine St., Palmer, Massachusetts 01069

The description of the property contained in the

mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated September 12, 2014 and recorded in the Hampden County Registry of Deeds in Book 20424, Page 168.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
1080 Main Street, Suite 200
Pawtucket, RI 02860
Attorney for U.S. Bank National Association
Present Holder of the Mortgage
(401) 217-8701
09/21, 09/28, 10/05/2023

MORTGAGEE'S NOTICE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain Mortgage given by Bridget K. Sloan and Joseph C. Sloan to Mortgage Electronic Registration Systems, Inc., as nominee for The Federal

Savings Bank, its successors and assigns, dated November 16, 2018 and recorded with the Hampden County Registry of Deeds at Book 22449, Page 172, subsequently assigned to U.S. Bank National Association by Mortgage Electronic Registration Systems, Inc., as nominee for The Federal Savings Bank, its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 23042, Page 332 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **2:00 PM on October 5, 2023** at 92 Wales Road, Brimfield, MA, all and singular the premises described in said Mortgage, to wit:

The land with buildings thereon in BRIMFIELD, Hampden County, Massachusetts, being further bounded and described as follows:

The land being shown as Lot 4 on the westerly side of Wales Road, Brimfield, Hampden County, Massachusetts, on sheet 1 of 2 on a plan entitled "PLAN OF LAND, BRIMFIELD, MA. PREPARED FOR: JEFFREY L. PAULIN", dated March 26, 2004, drawn by Fancy Land Surveying, 3 Hastings Road, Spencer, MA and recorded with the Hampden County Registry of Deeds in Book of Plans 333, Page 53 and Book of Plans 333, Page 54. Said Lot 4 containing 1.532 acres (66,750 +/- square feet) according to said plan. For title reference see Deed Book 22449, Page 128.

The premises are to be sold subject to and with the

benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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

U.S. BANK NATIONAL ASSOCIATION
Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
22-003513
09/14, 09/21, 09/28/2023

**Commonwealth of Massachusetts
The Trial Court
Hampden Probate and Family Court
50 State Street
Springfield, MA 01103
(413)748-7758
Docket No. HD23P1908EA
Estate of:
Richard B Smith
Also known as:
Richard Bradway Smith
Date of Death: 08/27/2023**

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 **Rose Marie Leonard of Monson, 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: **Rose Marie Leonard of Monson, 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 10/10/2023.**

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. Barbara M Hyland, First Justice of this Court.
Date: September 12, 2023

Rosemary A. Saccomani
Register of Probate
09/21/2023

More notices on page 14

Job Connection

HELPING YOU FIND HELP

Job Opening
Three Rivers Fire and Water District
Full Time Fire Chief Position Available

Interested Candidates
Should Submit A Letter of Interest
To The Three Rivers Prudential Committee

Note – A complete list of requirements as well as salary and benefits is available to interested applicants who submit a letter of interest to the Three Rivers Prudential Committee at the following

TRFDprudential@gmail.com

\$28/HR PART TIME- UNBENEFITTED SUPPORT STAFF

The Quabbin Health District, a MGL Chapter 111, Section 27A District comprised of the towns of Belchertown, Pelham, and Ware is accepting applications for an **18 hour/week part time, un-benefitted, Support Staff Position** to support Quabbin Health District staff in administrative duties, projects, and assisting in health inspections to promote and protect the public health of it's residents in the Quabbin Health District.

Occasionally required to attend local board of health meetings, work evenings and weekends.

Minimum qualifications include a high School Education. Associate degree; or Bachelor's degree in science, public health or related field preferred. Must possess and maintain a valid driver's license.

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For a full job description please visit <http://quabbinhealthdistrict.com> for more information, or to apply for the position please send request or resume with cover letter to Administrative Assistant, Betty Barlow.

Email to bbarlow@townofware.com or mail to
Quabbin Health District ATTN: Betty Barlow; 126 Main Street, Ware MA, 01082.

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Deadline for submissions is October 16th

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CLIP OUT AND MAIL TO:
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or email* them to: jamie@turley.com
***Be sure to indicate "Holiday" in the subject line of your email.**

Public notices

LEGAL NOTICE MONSON CONSERVATION COMMISSION

Under the requirements of M.G.L. Chapter 131 § 40, the Monson Conservation Commission will hold a public hearing on **Wednesday, October 4, 2023 at 7:00 PM** in the in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Request for Determination of Applicability to determine if the work associated with the addition of a front and side porch and construction of a garage within Riverfront Area for the property located at 18 G Elm St, identified as Assessors Map 097, Parcel 043, is subject to the Wetlands Protection Act. The property owners are Paul Girard and Susy Cadieux.

Monson Conservation Commission
09/21/2023

LEGAL NOTICE MONSON CONSERVATION COMMISSION

Under the requirements of M.G.L. Chapter 131 § 40, the Monson Conservation Commission will hold a public hearing on **Wednesday, October 4, 2023 at 7:10 PM** in the in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Request for Determination of Applicability to determine if the work associated with the installation of a ground

mounted solar array and dug trench for the property located at 91 Upper Palmer Rd, identified as Assessors Map 091, Parcel 013, is subject to the Wetlands Protection Act. The property owners are William and Dena Plante.

Monson Conservation Commission
09/21/2023

TOWN OF WALES NOTICE OF PUBLIC HEARING

In accordance with the provisions of MGL Ch 40A §10 & §11, the **Wales Zoning Board of Appeals will hold a public hearing on October 11, 2023, at the Wales Senior Center at 5:30 p.m.** on the application of Jane Duggan regarding the property at 125 Union Rd. in Wales. The applicant is requesting that the ZBA grant a special permit for the construction/installation of a 12x28 shed. Any person interested and wishing to be heard on this application should refer to October 11th, 2023 agenda on the Zoning Board of Appeals page on the town website (www.townofwales.net) under zoning board agenda for the above date. If you have any questions or concerns, please email planning@townofwales.net

09/21, 928/2023

LEGAL NOTICE MONSON CONSERVATION COMMISSION

Under the requirements

of M.G.L. Chapter 131 § 40, the Monson Conservation Commission will hold a public hearing on **Wednesday, October 4, 2023 at 7:20 PM** in the in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Request for Determination of Applicability to determine if the work associated with the clearing and removal of vegetation within Riverfront Area for the property located at 175 State Ave, identified as Assessors Map 088, Parcel 001, is subject to the Wetlands Protection Act. The applicant is the Division of Capital Asset Management & Maintenance. The property owner is the Commonwealth of Massachusetts.

Monson Conservation Commission
09/21/2023

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 Steven Bisson to Beneficial Massachusetts Inc., dated May 25, 2007 and recorded in the Hampden County Registry of Deeds in Book 16720, Page 270, of which mortgage the undersigned is the present holder, by assignment from: Beneficial Massachusetts Inc. to DLJ Mortgage Capital, Inc., recorded on June 7, 2018, in Book No. 22207, at Page 61 DLJ Mortgage Capital,

Inc. 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, recorded on June 21, 2023, in Book No. 25049, at Page 121 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **4:00 PM on October 16, 2023**, on the mortgaged premises located at 24 Halfway Lane, Holland, Hampden County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT: THE LAND IN HOLLAND, HAMPDEN COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON, SITUATED ON THE WESTERLY SIDE OF HALFWAY LANE, BEING LOTS 615, 616 AND 617 ON PLAN OF MASSACONNET SHORES BY SMITH & WALLEN ENGRS. DATED JUNE 1947 AND FILED WITH HAMPDEN COUNTY REGISTRY OF DEEDS, BOOK OF PLANS 26, PAGE 100, TOGETHER BOUNDED AS FOLLOWS:

NORTHERLY BY LOT 614 ON SAID PLAN 100 FEET;

EASTERLY BY HALFWAY LANE 120 FEET;

SOUTHERLY BY LOT 618 ON SAID PLAN 100 FEET;

AND WESTERLY BY LOT 671, 670 AND 669 ON

SAID PLAN 120 FEET.

TOGETHER WITH ALL RIGHTS APPURTENANTS THERETO IN THE STREETS, WAYS AND BEACHES IN SAID MASSACONNET SHORE DEVELOPMENT, AND SUBJECT TO RIGHTS TO MAINTAIN UTILITIES IN SAID STREETS, WAYS AND BEACHES, AND TO CROSS THE LOTS WITH TELEPHONE OR ELECTRIC WIRES FROM POLES LOCATED THEREON. SUBJECT TO RESTRICTIONS OF RECORD, PARTICULARLY THOSE SET FORTH OR REFERRED TO IN DEED FROM AMERICAN PROPERTIES CORPORATION DATED AUGUST 19, 1948 AND RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 1954, PAGE 481. SUBJECT TO RESTRICTIONS OF RECORD, IF SAME ARE IN FORCE AND EFFECT, AS RECORDED WITH HAMPDEN COUNTY REGISTRY OF DEEDS IN BOOK 9566, PAGE 48.

For mortgagor's(s') title see deed recorded with Hampden County Registry of Deeds in Book 13346, Page 60.

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 Five Thousand (\$5,000.00) 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.

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

Present holder of said mortgage
By its Attorneys,

HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500 23689
09/14, 09/21, 09/28/2023

Commonwealth of Massachusetts
The Trial Court
Hampden Probate and Family Court
50 State Street
Springfield, MA 01103
(413)748-7758
Docket No. HD23P1913EA

Estate of:
Simone Breton Coulombe
Date of Death: 09/14/2015
CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:
A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by Cathleen Riberdy of Ware, 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: Cathleen Riberdy of Ware, 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 10/10/2023.

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 following 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. Barbara M Hyland, First Justice of this Court.

Date: September 13, 2023
Rosemary A. Saccomani
Register of Probate
09/21/2023

More notices on page 13

Classifieds

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HELP WANTED

EXPERIENCED FORKLIFT OPERATOR WANTED at busy reload located in South Barre. Full-time position with benefits. Pay based on experience. Please call 978-355-4477 to schedule an interview.

EXPERIENCED OFFICE ASSISTANT WANTED at busy reload located in South Barre. Shipping and receiving experience and QuickBooks knowledge preferred. Full-time position with benefits. Please call 978-355-4477 to schedule an interview.

Find archives of this local newspaper at www.newspapers.turley.com

HELP WANTED

YARD LABORER WANTED at busy reload located in South Barre. This individual will be responsible for providing support to equipment operators and the shop supervisor in the yard. Mechanical experience a plus but not required. Please call 978-355-4477 to schedule an interview.

Post your job openings in our classifieds. WE GET RESULTS!

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EQUAL HOUSING OPPORTUNITY

ALL REAL ESTATE advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

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5	6	7	8
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21 Base Price \$25.50	22 Base Price \$27.00	23 Base Price \$27.50	24 Base Price \$28.00
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29 Base Price \$30.50	30 Base Price \$31.00	31 Base Price \$31.50	32 Base Price \$32.00
33 Base Price \$32.50	34 Base Price \$33.00	35 Base Price \$33.50	36 Base Price \$34.00
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Number of Weeks: _____ X per week rate = \$ _____
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