

Country Bank grants \$25,000 to Revitalize Community Development Corp.

WARE – Country Bank, a full-service financial institution serving Central and Western Massachusetts, is proud to support Revitalize CDC in Springfield. The CDC performs critical repairs, modifications, and rehabilitation on the homes and non-profit facilities of low-income families with children, elderly military veterans, and people with special needs.

“Revitalize CDC has supported so many families in our community by helping them to maintain safe and healthy homes. Meanwhile, they have spent de-

acades themselves in need of a permanent home to be able to continue this important work and expand their offerings. Country Bank is honored to contribute \$25,000 toward providing Revitalize CDC with this new home. We are confident that they will be able to broaden their impact exponentially with this building, along with increased storage capacity and the continued drive to do more for our neighbors in need,” said Ben Leonard, senior vice president, commercial banking team leader at Country Bank and vice chair of the Revitalize

CDC board.

“All of us at Revitalize CDC could not express enough gratitude for Country Bank’s generosity,” said Revitalize Community Development Corporation President & CEO Colleen Shanley-Loveless. “Your corporate partnership and support of our capital campaign to build a warehouse/distribution center will help us serve more families in need. Our appreciation is immeasurable for your trust in us and contribution to our mission.”

Submitted photo
From left to right are Jodie Gerulaitis and Ben Leonard from Country Bank, giving a donation to Revitalize Community Development Corp. Director of #GreenFit Program Ethel Griffin and Revitalize Community Development Corp. President and CEO Colleen Shanley-Loveless.



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 25, 2023 at 7:10 PM** in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Notice of Intent for the construction of a new single-family home, septic system, driveway, stream-crossing, and stream restoration for the property located at 27 Bradway Rd Monson, MA, identified as Assessors Map 018, Parcel 003G, is subject to the Wetlands Protection Act. The property owner is Jolyvette Rodriguez.

Monson
Conservation
Commission

10/12/2023

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD22P0971EA

**Estate of:
Eunice L. Bisnette
Date of Death: 02/22/2022
INFORMAL PROBATE
PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Kathryn E. Massey of Palmer, MA**

a Will has been admitted to informal probate.

Kathryn E. Massey of Palmer, MA 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.

10/12/2023

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 25, 2023 at 7:20 PM** in the Large Meeting Room, Town Office Building, 110 Main Street. Under consideration is a Request to Amend the Order of Conditions issued for DEP File# 228-0429 for ecological restoration efforts at Chapin Meadow to include prescribed burning on the property identified as Assessors Map 159, Parcel 002C, is subject to the Wetlands Protection Act. The property owner is Norcross Wildlife Foundation.

10/12/2023

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain Mortgage given by Monique De Villier to Sovereign Bank, dated September 27, 2000 and recorded with the Hampden County Registry of Deeds at Book 11350, Page 313 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 November 2, 2023** at 78 Monson Road, Wales, MA, all and singular the premises described in said Mortgage, to wit: The land with the buildings thereon now known and numbered as 78 Monson Road, Wales, Hampden County, Commonwealth of Massachusetts. Said premises are shown as Lot No. 10 on a plan entitled “Form A” Plan of Lots Nos. 10 and 11 located on Monson Road, Wales, MA. Richard A. Nathan et als, Owners Suprenant Corporation Engineers”, which plan is recorded with Hampden Registry of Deeds in Plan Book 268, Plan 45. Said premises containing 3.7906 square feet of land according to said plan. Said premises are conveyed subject to and with the benefit of easements, restrictions, reservations and rights of way of record so far as the same are in force and applicable. 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.

Santander Bank, N.A.
fka Sovereign Bank, N.A.
fka Sovereign Bank
Present Holder of said Mortgage,

By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
22-00073

10/12, 10/19, 10/26/2023

Town of Monson Zoning Board of Appeals LEGAL NOTICE

In accordance with M.G.L. Chapter 40A the Monson Zoning Board of Appeals will hold a Public Hearing, **Thursday, October 26, 2023 at 7:00 P.M.** at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Francis Fijal for a Special Permit to construct a 2 story single-family home with a garage in the basement level on a pre-existing non-conforming lot. The property is located at Hilltop Drive Map 75 and Parcel 71 and is zoned Rural Residential. A copy of the application is on file with the Zoning Board of Appeals and can be viewed during office hours by appointment.

Ronald Fussell,
Vice Chairman
10/12, 10/19/2023

Legal Notice Public Hearing Town of Wales

The Board of Selectmen will hold a public hearing in the Office of the Board of Selectmen located at the Town Offices, 3 Hollow Road, Wales, MA on October 23, 2023 at 6:00 p.m., to consider a request by Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc to allow National Grid to install 1 JO pole and relocate 2 JO poles on Holland Road beginning at a point approximately 170 feet East of the centerline of the intersection of Brimfield State Road and continuing approximately 468 feet in an East direction. Approximately 170’ East of the C/L of Brimfield State Rd. install PL# 1-1. Continuing 282’ East install PL# 3 continuing 186’ East install PL# 4. New PL# 3 to be installed 15’ East of existing PL# 3. New PL# 4 to be installed 10’ West of existing PL# 4. The documents and map related to this matter are available for review from the Executive Secretary during regular business hours. Wales Board of Selectmen

10/12, 10/19/2023

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain Open –End Mortgage dated March 29, 2013, given by Krystine A. O’Connor to Farm Credit East, ACA, and recorded in the Hampden County Registry of Deeds in Book 19750, Page 325, covering property known as and located at 121 Haynes Hill Road, Brimfield, Massachusetts, of which mortgage the undersigned is the present holder (the “Mortgagee” or “Mortgage Holder”) for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at public auction taking place on the premises of **121 Haynes Hill Road, Brimfield, Massachusetts on Tuesday, October 31, 2023** commencing at **11:00 AM**, all and singular the premises described in said Mortgage (the “Mortgaged Premises”), to wit:

The land in Brimfield, Hampden County, Massachusetts, being more particularly bound and described as follows:
Beginning at an iron pin in the easterly line of Haynes

Hill Road in the town of Brimfield, Hampden County, Massachusetts, said iron pin being located at the northwesterly corner of the premises herein described, and being also at a corner of land now or formerly of Andrew W. and Kathryn V. Gondek as the same is described in a deed dated 18 July 1962, recorded in the Hampden County Registry of Deeds in Book 2891, Page 412;

Thence running S. 71 degrees 30’42” E. a distance of 235.67 feet along a stone wall and along land of said Gondek to an iron pin;

Thence running S. 72 degrees 45’56” E. a distance of 577.97 feet along a stone wall and along land of said Gondek to an iron pin;

Thence running S. 72 degrees 22’38” E. a distance of 821.31 feet along a stone wall and along land of said Gondek to an iron pin at land now or formerly of the Town of Brimfield, known as the Brimfield Town Farm;

Thence running S. 10 degrees 17’40” W. a distance of 710.74 feet along an old fence line and with land of said Brimfield Town Farm to a ten inch oak tree at a corner of land now or formerly of Lyman Stanton as the same is described in a deed dated 23 June 1956 recorded in the Hampden County Registry of Deeds in Book 2740, Page 368.

Thence running N. 68 degrees 17’08” W. a distance of 1695.68 feet along the easterly line of Haynes Hill Road to an iron pipe;

Thence running N. 16 degrees 00’36” E. a distance of 334.50 feet continuing along the easterly line of Haynes Hill Road to the place if beginning, containing a calculated area of 24.549 acres of land, more or less; being the same premises described in a deed recorded in the Hampden County Registry of Deeds in Book 3339, Page 78.

Being the same premises conveyed to Philip P. Welz and Fiona M. Welz by Deed of Antonio J. Batista and M. Constance Batista, dated May 26, 2004 and recorded at the Hampden County Registry of Deeds at Book 14204, Page 468. See also deed dated 1-28-2013 in Book 19657, Page 348.

Excepting therefrom the parcel described in a deed from said Antonio J. Batista and M. Constance Batista to Florence Henderson, recorded in said Hampden County Registry of Deeds in Book 10383, Page 251 and more accurately bounded and described as follows:

The land in Brimfield, Hampden County, Massachusetts, being more particularly bound and described as follows:

Beginning at the iron pin in the easterly side of Haynes Hill Road, said from pin located at the Northwesterly corner of the premises herein conveyed and the southwest corner of other land of Grantor.

Thence S. 68 degrees 12’45” E. a distance of 275.00 feet to an iron pin;

Thence S. 20 degrees 03’20” W. a distance of 271.49 feet to an iron pin;

Thence N. 68 degrees 19’ W. a distance of 250.00 feet to an iron pin;

Thence N. 12 degrees 44’30” E. along the easterly side of Haynes Hill Road, a distance of 99.45’ to a point;

Thence N. 16 degrees 00’35” E. along the easterly side of Haynes Hill Road, a distance of 174.50 feet to the point of beginning.

Meaning and intending

to convey Lot 2 containing 1.648 acres as shown on “Plan of land in Brimfield, Mass., surveyed for Antonio J. and M. Constance Batista,” Kenneth Sherman, Engineer. Said Plan recorded at Hampden County Registry of Deeds in Plan Book 279, Page 53; and

Also excepting therefrom, the land bounded and described as follows: Being “Lot 1” on said plan recorded at Hampden County Registry of Deeds in Book 279, Page 53.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

TERMS OF SALE: The Mortgaged Premises will be sold subject to the terms set forth above and as hereinafter provided. Twenty thousand (\$20,000.00) dollars must be tendered in cash, certified check, bank treasurer’s or cashier’s check at the time and place of the sale in order to qualify as a bidder to be held by the Mortgagee’s attorney, Jonathan R. Goldsmith, Esq., Goldsmith, Katz & Argenio, P.C., 1350 Main Street, Suite 1505, Springfield, MA 01103 (“Escrow Agent”). The successful bidder will also be required to deposit a sum equal to ten (10%) percent of the successful bid (less the \$20,000.00 deposit) with the Escrow Agent within

five (5) days of the date of the sale. The balance of the purchase price, plus a Buyer’s Premium equal to five (5%) percent of the successful bid amount, shall be paid in cash, certified check, bank treasurer’s or cashier’s check at the closing, which shall occur within thirty (30) days after the date of the foreclosure sale, time being of the essence, unless the Mortgagee agrees otherwise in writing.

The deposit tendered by the highest bidder shall be held as earnest money by the Escrow Agent which, at the option of the Mortgagee, shall serve as liquidated damages for any default by the successful bidder. Upon payment of the balance of the purchase price and the Buyer’s Premium, the respective foreclosure deed will be released to the successful bidder, whereupon the obligations of the parties shall be deemed to be properly fulfilled and discharged. Each successful bidder shall be required to sign a Memorandum of Sale containing the within terms at each of the Public Auctions.

In the event that any successful bidder at the public auction shall default in purchasing the within described property according to the terms of this Notice of Mortgagee’s Sale of Real Estate and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgagee reserves the right, at its election, to sell that parcel of the Mortgaged Premises by foreclosure deed to the second highest bidder at the public auction provided that: (i) said second highest bidder shall deposit with the Escrow Agent, the amount of the required deposit as set forth herein within three (3) business days after written notice to the second highest bidder of the default of the previous highest bidder; (ii) the second highest bidder shall execute a Memorandum of Sale; and (iii) title shall be conveyed to the said second highest bidder within twenty (20) days of said written notice, time being of the

essence unless the Mortgagee agrees otherwise in writing. The terms of sale shall be the same as described above.

Other Terms, if any, to be announced at the time and place of the sale.

FARM CREDIT EAST,
ACA,
Present Holder of said Mortgage,
By its attorney,

Jonathan R. Goldsmith, Esq.
Goldsmith, Katz & Argenio,
P.C.
1350 Main Street, Suite 1505
Springfield, MA 01103
Tel. (413) 747-0700
10/05, 10/12, 10/19/2023

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD23P2015EA

**Estate of:
David Michael Peritz
Date of Death: 07/17/2023
INFORMAL PROBATE
PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Robert D Peritz of Palmer, MA**

Robert D Peritz of Palmer, MA 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.

10/12/2023

COMMONWEALTH OF MASSACHUSETTS (SEAL)

**LAND COURT
DEPARTMENT OF THE
TRIAL COURT
Docket No. 23 SM 003669
ORDER OF NOTICE
TO: Richard D. Stred**

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

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust claiming to have an interest in a Mortgage covering real property in **Palmer, numbered 275 State Street, given by Richard D. Stred and Marilyn E. Stred to Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB, dated May 2, 2002,** and registered at **Hampden County Registry District of the Land Court as Document No. 144361 and noted on Certificate of Title No. 9004,** and now held by the Plaintiff by assignment, has filed with this court a

complaint for determination of Defendant’s/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 **11/13/2023** 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 this Court on 9/28/2023

Attest:
Deborah J. Patterson,
Recorder
10/12/2023

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Dennis E. Wentworth, Jr. to Bank of America, N.A., dated February 26, 2010 and recorded in Hampden County Registry of Deeds in Book 18203, Page 169 (the “Mortgage”) of which mortgage U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust dated December 23, 2022 and recorded at said Registry of Deeds in Book 24876, Page 264, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 37 Wales Road, Holland, MA 01521 will be sold at a Public Auction at **12:00 PM on October 26, 2023,** at the mortgaged premises, more particularly described below, 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 southerly side of Wales Road, more particularly bounded and described as follows:

BEGINNING at the northwesterly corner thereof at an iron pin on the southerly line of Wales Road distant 138 feet easterly of a stake and stones marking the northwesterly corner of land now or formerly of Elmer R. Daigle et ux, at the intersection of Wales Road and Bennett Lane;

THENCE easterly along the southerly line of Wales Road, 110 feet to an iron pin at said Daigle land;

THENCE by said Daigle land: southerly at right angles to the southerly line of Wales Road 200 feet to an iron pin; westerly on a line parallel to the southerly line of Wales Road 110 feet to an iron pin; and northerly 200 feet to the point of beginning.

Being the same premises conveyed to the Mortgagor by Deed of Michael R. Ray and recorded immediately prior hereto.

For mortgagor’s title see deed recorded with the Hampden County Registry of Deeds in Book 18203, Page

167. The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier’s or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee’s attorney, Korde & Associates, P.C., 9102 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust

Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Wentworth Jr, Dennis E.
23-042935
09/28, 10/05, 10/12/2023

Town of Monson LEGAL NOTICE

In accordance M.G.L. Chapter 40A the Monson Zoning Board of Appeals will hold a Public Hearing, **Thursday, October 26, 2023, at 7:20 P.M.** at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Jesse Griswold for a Special Permit as required by § 4.1 and §4.2 of the Monson Zoning Bylaws. The applicant seeks to install a 12ft x 24 ft storage shed that is located within the Floodplain District and Water Supply Protection District. The property is zoned Rural Village and located at 19 Chestnut Street, Map 113 and Parcel 55. A copy of the application is on file in the Office of the Town Clerk. Zoning Board of Appeals and available for viewing during regular office hours.

Ronald Fussell,
Vice Chairman
10/12, 10/19/2023

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

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The land in Holland, Hampden County, Massachusetts, with the buildings thereon, situated on the southerly side of Wales Road, more particularly bounded and described as follows:

BEGINNING at the northwesterly corner thereof at an iron pin on the southerly line of Wales Road distant 138 feet easterly of a stake and stones marking the northwesterly corner of land now or formerly of Elmer R. Daigle et ux, at the intersection of Wales Road and Bennett Lane;

THENCE easterly along the southerly line of Wales Road, 110 feet to an iron pin at said Daigle land;

THENCE by said Daigle land: southerly at right angles to the southerly line of Wales Road 200 feet to an iron pin; westerly on a line parallel to the southerly line of Wales Road 110 feet to an iron pin; and northerly 200 feet to the point of beginning.

Being the same premises conveyed to the Mortgagor by Deed of Michael R. Ray and recorded immediately prior hereto.

For mortgagor’s title see deed recorded with the Hampden County Registry of Deeds in Book 18203, Page

Please check the accuracy of your legal notice prior to submission (i.e., date, time, spelling). Also, be sure the requested publication date coincides with the purpose of the notice, or as the law demands. Thank you.