

Public Notices

Classifieds

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NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Eric Michael Allen and Angel Marie LeBlanc to Mortgage Electronic Registration Systems, Inc., as nominee for Total Mortgage Services, LLC dated September 10, 2020, recorded at the Worcester County (Worcester District) Registry of Deeds in Book 63225, Page 27; said mortgage was then assigned to Massachusetts Housing Finance Agency by virtue of an assignment dated May 23, 2024, and recorded in Book 70578, Page 50; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on January 15, 2025, on the mortgaged premises. This property has the address of 198 School Street North, Barre, MA 01005. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A certain parcel of land with buildings thereon, situated in Barre, Worcester County, Commonwealth of Massachusetts, containing 17,041 square feet, and being Lot B as shown on a plan labeled "Plan of Land in Barre, Mass. Owned by Kirk A. Kenneway Scale: 1"=20", June 14, 2005, by William L. Berry, Jr. Land Surveyor," said plan recorded at the Worcester Registry of Deeds in Plan Book 829, Plan 6, and bounded and described as follows:

BEGINNING at gun barrel set on the easterly side of School Street and the intersection of Lot A;

THENCE N. 34 degrees 05' 56" E. twenty-five and 76/100 (25.76) feet along School Street as depicted on said plan to a gun barrel set;

THENCE S. 55 degrees 17' 18" E. one hundred thirty-seven and 24/100 (137.24) feet along land now or formerly of Pulliafico as depicted on said plan to a point;

THENCE N. 28 degrees 42' 01" E. one hundred thirty-eight

(138.31) feet along a stone wall and land now or formerly of Pulliafico as depicted on said plan to a .6' m barrel set;

THENCE S. 89 degrees 43' 08" E. forty-three and 56/100 (43.56) feet along a stone wall and land now or formerly of Barbara J. Williams as depicted on said plan to a gun barrel set;

THENCE S. 21 degrees 28' 09" E. nineteen and 13/100 (19.13) feet along a stone wall as depicted on said plan to a drill hole set; THENCE S. 28 degrees 42' 01" W. one hundred fifty-nine and 82/100 (159.82) feet along land now or formerly of Steven W. Clark as depicted on said plan to a gun barrel set;

THENCE S. 74 degrees 47' 28" W. one hundred and 10/100 (100.10) feet along Lot A as depicted on said plan to a rebar set; Thence N. 45 degrees 42' 44" W. thirty-five and 20/100 (35.20) feet along Lot A as depicted on said plan to a gun barrel; THENCE N. 15 degrees 35' 33" E. thirty-nine and 67/100 (39.67) feet along Lot A as depicted on said plan to a railroad spike set;

THENCE N. 40 degrees 39' 02" W. seventy-three and 27/100 (73.27) feet along Lot A as depicted on said plan to a drill hole set;

THENCE N. 79 degrees 34' 13" W. eight and 76/100 (8.76) feet along Lot A as depicted on said plan to the point of beginning.

Containing 17,041 square feet, more or less, according to said plan.

Said premises are described together with an easement in perpetuity over Lot A to inspect, repair, and maintain the water lines and pipes which service Lot B. Said premises are described together with an easement to the grantee in perpetuity to pass and re-pass over the driveway, a portion of which is located on Lot A as depicted on the above-referenced plan.

For title see Deed recorded herewith. Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises,

es, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: October 7, 2024
Massachusetts Housing Finance Agency
By its Attorney
DOONAN, GRAVES & LONGORIA, LLC,
100 Cummings Center,
Suite 303C,
Beverly, MA 01915
(978) 921-2670
www.dgandl.com 57682
(ALLEN)
12/19, 12/26/2024, 01/02/2025

PUBLIC NOTICE
In accordance with Massachusetts General Law 105A, in order to satisfy past due rents and other expenses, the contents of Marlon Barrios Solano, Russell Seitz, Alyssa McAuliffe, and Shawn Stevens will be auctioned off at Barre Self Storage, 50 Worcester Rd., Barre, MA at 9:00 AM on January 8, 2025. Subject to all or partial cancellation for good cause.
12/19, 12/26/2024



FOR SALE

ARIES DELUXE 28 SNOW-BLOWER. Electric start, drive fully rebuilt. \$600 or best offer. 413-426-8092.

TIRES: BRIDGESTONE BLIZ-ZARD 225 65R17. 102H four tires, used only two winters. No defects. \$300/cash. Chris 413-539-4866.

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BUYING Bottles, Cocks, Jugs, Pottery, Costume Jewelry, Toys, Games, coins, sterling, Glassware, Silver-plated items, watches, Musical instruments, typewriters, sewing machines, tools, radios, clocks, lanterns, lamps, kitchenware, cookware, knives, military, automotive, fire department, masonic, license plates, beer cans, barware, books, oil cans, advertising tins, hunting, fishing, signs, and more Donald Roy (860) 874-8396

SEEKING: OLD COLLECTABLES.
We are looking to pay cash for pipe holders, tobacco tins, advertising tins, beer tins, beer taps, beer signs, brass figures, etc. Please don't hesitate to reach out.
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Indian Orchard, MA

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Cellars, attics, garages cleaned, yard debris. Barns & sheds demolished. Swimming pools removed. Cheaper than dumpster fees and we do all the work. Lowest rates. Fully insured. (413)283-6512, cell (413)222-8868.

DRYWALL AND CEILINGs, plaster repair. Drywall hanging. Taping & complete finishing. All ceiling textures. Fully insured. Jason at Great Walls. (413)563-0487.

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HANDYMAN RESIDENTIAL REPAIRS. Powerwashing, home repairs, interior/exterior painting, ceiling/wall repairs and chimney repairs. Fully licensed/insured. Lic. #105950CSSL. Call 413-566-5596/413-433-5073.

HOME IMPROVEMENTS. REMODELING Kitchens, baths. Ceramic tile, windows, painting, wallpapering, siding, decks. Insurance work. Fully insured. Free estimates. (413)246-2783 Ron.

CLASSIFIED DEADLINES
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ROOFING

JENKINS ROOFING specializing in residential roofs & repairs, chimney repairs. Hampden, MA - 413-566-5596/413-433-5073. Lic. #105950CSSL. Fully insured.

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TREE WORK

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DL & G TREE SERVICE. Everything from tree pruning, tree removal, stump grinding, storm damage and brush chipping. Honest and Dependable. Fully insured. Now offering a Senior Citizen and Veteran discount. Call today for free estimate (413)478-4212

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TUTORING

TUTORING: Literacy, all ages. Math K-8, online, your home or library. Call 978-799-9096. petedon151@live.com

STUMP GRINDING

DL & G STUMP GRINDING Grinding stumps of all sizes, insured & certified. Senior discounts. Call Dave 413-478-4212

AUTO

2009 NISSAN VERSA. 4-door, blue, all-wheel drive. Runs and looks new. One owner. 90,000 miles. \$6500. 413-466-4426.

CASH FOR JUNK AND REPAIRABLE CARS
FREE TOWING FAST SERVICE CASH PAID AS IS CALL OR TEXT 413-219-6839

HELP WANTED

THE TOWN OF OAKHAM is seeking an experienced municipal Treasurer/Collector. 15 hours a week, negotiable pay based on experience. Please send resumes to admin@oakham-ma.gov.

TOWN OF BLANDFORD HIGHWAY SUPERINTENDENT
The Town of Blandford is seeking a qualified individual for the position of Highway Superintendent. Salary range starting at \$75,000-\$80,000+ negotiable based on experience/skills. Please visit our website TownOfBlandford.com or email Administrator@TownOfBlandford.com for more information.

TOWN OF WILBRAHAM ASST. ADULT SERVICES LIBRARIAN - P/T HEAVY EQUIPMENT OPERATOR I PUBLIC WORKS SKILLED WORKER

The Town of Wilbraham is looking to fill several vacancies. For application, and more information please visit www.wilbraham-ma.gov. Application deadlines vary. EOE

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

HELP WANTED

TOWN OF WORTHINGTON Highway Position Opening

The Town of Worthington is soliciting letters of interest from qualified candidates to fill a part-time (six hours a week) **Administrative Assistant** position in the Town Highway Department. Duties include providing customer service, handling department's incoming and outgoing correspondence, processing payroll and maintaining records. The pay rate range for this position is \$18.16/hour to \$26.26/hour. A more in-depth job description can be found on the Town's website: www.worthington-ma.us Questions will be answered by Highway Superintendent Devon Wolf - telephone number 413-685-5949. Please send letter of interest, resume and three (3) references with relevant contact information to: worthingtonhighway@gmail.com or to **Worthington Highway Department, PO Box 643, Worthington, MA, 01098**. This posting will remain pertinent until the position is filled. The Town of Worthington is an Equal Opportunity Employer.

REAL ESTATE

FOR RENT



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.

PROFESSIONAL OFFICE SPACE, shared with consultant. Artistically designed and decorated. Includes utilities, conference room, and kitchen. 3333 Boston Road, Wilbraham. 617-209-4882.

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PUBLIC NOTICES ARE NOW ONLINE

- 1 Email all notices to notices@turley.com
- 2 Access archives and digital tear sheets by newspaper title.
- 3 Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

Public notice deadlines are Mondays at noon, Fridays noon for Monday holidays.

visit www.publicnotices.turley.com

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.

Early Deadlines for all LEGAL NOTICES...

All Papers Will Deadline Thursday, Dec. 19 at Noon for Publication Dec. 23-27

Happy Holidays!

Happy New Year!

All Papers Will Deadline Friday, Dec. 27 at Noon for Publication Dec. 30-Jan. 3

FILL OUT AND MAIL THIS MONEY MAKER

MAIL TO: Classifieds, 24 Water St., Palmer, MA 01069 DEADLINES: MONDAY AT NOON
or call: 413-283-8393

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31	Base Price \$37.00	Base Price \$37.50	Base Price \$38.00
32	Base Price \$38.00	Base Price \$38.50	Base Price \$39.00
33	Base Price \$39.00	Base Price \$39.50	Base Price \$40.00
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