

PUBLIC NOTICES

Town of Huntington Conservation Commission Notice of Public Meeting

The Huntington Conservation Commission will hold a public meeting on **July 31, 2024 at 7:20 pm** at Stanton Hall to review a **Request for Determination of Applicability** submitted by Alma LaFrance. The proposed activity is for reconstruction of a deck and repair of surface and subsurface drainage at 11 Birchwood Drive in Huntington. This hearing is in accordance with M.G. L. Chapter 131 Section 40 of the Wetlands Protection Act. 07/18/2024

NOTICE OF DESTRUCTION OF SPECIAL EDUCATION RECORDS 2024

This notification is to inform parents/guardians and former students at the Worthington School District's intent to destroy the Special Education records of students who were no longer receiving Special Education services as of 2017. These records will be destroyed in accordance with the state law unless the parent/guardian or eligible (adult) student notifies the School District otherwise by **SEPTEMBER 1, 2024**.

Special education records collected by the Worthington School District related to the identification, evaluation, educational placement, or the provision of Special Education in the district, must be maintained under state and federal laws for a period of seven (7) years after special education services have ended. Special Education services end when the student is no longer eligible for services, graduates, moves from the district or completes his or her education program at age 22.

After 7 years, the records are no longer useful to the district, but they may be useful to parents/guardians or former students in applying for Social Security benefits, rehabilitation services, college entrance, etc. The parent/guardian or eligible (adult)

student may request records by calling:

R.H. Conwell Elementary School at 413-238-5856 or emailing Emily Lak at elak@hr-k12.org 07/11, 07/18, 07/25/2024

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain mortgage given by TCI Holdings, LLC to Pinnacle Financial Services, LLC d/b/a Pinnacle Funding, said mortgage being dated April 19, 2022, and recorded in the Hampshire County Registry of Deeds in Book 14526, Page 122, 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 A.M. on Thursday, August 8, 2024**, upon the premises described in said mortgage, namely 138 Ridge Road, Worthington, Hampshire County, Massachusetts, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with any buildings thereon situated on the southwesterly side of Ridge Road in Worthington, Hampshire County, Massachusetts, and being the same property shown as "8.7 acres" on a plan entitled "Plan of Land in Worthington, MA owner Manfred Zorn" prepared by Fisk Survey, Chester, MA, dated 7 July, 1995 and recorded in the Hampshire County Registry of Deeds on Plan of Book 178, Page 241, which parcel is further bounded and described as follows:

Beginning at an iron pin set the southwesterly line of Ridge Road at the easterly corner of the parcel herein conveyed and other land now or formerly of Manfred Zorn shown as a portion of Lots 1 and 2 on said plan thence running:

S. 79° 51' 20" W, a distance of four hundred seventy and sixty-three hundredths (470.63) feet to an iron pin

set in the southwesterly line of Ridge Road, thence turning and running,

N. 34° 39' 35" W, a distance of eight hundred eight and seventy-nine hundredths (808.79) feet to an iron pin set, thence turning and running

N. 79° 51' 20" E, a distance of one hundred twenty-seven and ninety-nine hundredths (127.99) feet to an iron pin found, continuing a distance of three hundred and fifty-two and thirty hundredths (352.30) feet to an iron pin set four (4) feet high in a wooden pole, thence turning and running;

S. 34° 39' 35" E, a distance of six hundred twenty-five and sixty-eight hundredths (625.68) feet to a point, continuing a distance of one hundred seventy-four and thirty-two hundredths (174.32) feet to the point of beginning, the last two courses being along Ridge Road.

SUBJECT TO transmission line easement granted by Elizabeth M. Hewitt et al to American Telephone & Telegraph Co. of Massachusetts by an instrument dated 10 & 16 August 1928 and recorded in said Registry in Book 847, page 386, insofar as said easement is now in force and effect.

Being all and the same premises conveyed to the Mortgagor herein by deed of John Diamond dated April 12, 2022 and recorded in the Hampshire County Registry of Deeds prior hereto.

Said premises will be sold subject to and/or with the benefit of any and all rights, rights of way, restrictions, easements, improvements, covenants, outstanding tax title, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of parties in possession, and existing encumbrances of record created prior to the mortgage, if any there be, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the Deed.

No representations, express or implied, are made

with respect to any matter concerning the premises which will be sold "as is".

The successful high bidder will be responsible for paying the Massachusetts State Documentary Tax Stamps, all closing costs and all recording fees.

TERMS OF SALE: The highest bidder in the sale shall be required to deposit cash, bank treasurer's check or certified check in the amount of **TWENTY THOUSAND DOLLARS (\$20,000.00)** at the time and the place of the sale of the premises to qualify as a bidder (the present holder of the mortgage is exempt from this requirement) to be held by the Mortgagee. The successful bidder will also be required to deposit an additional sum equal to ten percent (10%) of the amount bid less the \$20,000.00 deposit (but no less than \$20,000) with the Mortgagee's auctioneer, Aaron Posnik & Co., Inc., 31 Capital Drive, West Springfield, Massachusetts 01089 or the Mortgagee's attorney as may be directed within five (5) days of the date of the sale to be held by the Mortgagee, and the balance of the purchase price shall be paid in cash, certified or bank treasurer's check at the closing which shall occur within thirty (30) days after the date of fore-

closure sale, time being of the essence, unless the Mortgagee agrees otherwise. The successful bidder at the sale shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale.

In the event that the 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 and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgagee reserves the right, at its election, to sell the property to the second highest bidder at the public auction provided that Mortgagee, in its discretion, may require (1) said second highest bidder to deposit 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, (2) the second highest bidder to execute a Memorandum of Sale, and (3) the closing to occur within twenty (20) days of said written notice, time being of the essence unless the Mortgagee agrees otherwise. The Mortgagee reserves the right to sell any parcel or any portion thereof separately, or in any order that Mortgagee may choose

and/or to postpone this sale to a later time or 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, if any, to be announced at the time and place of the sale.

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

Pinnacle Financial Services, LLC
d/b/a Pinnacle Funding,
Present Holder of said Mortgage

By
David A. Lavenburg,
Its Attorney
BACON WILSON, P.C.
33 State Street
Springfield, MA 01103
413-781-0560

07/18, 07/25, 08/01/2024

Our advertisers make this publication possible.
Let them know you saw their ad in the
Country Journal

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.

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.

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COMMUNITY MARKETPLACE

Call us at 413.283.8393

AUTO BOATS

18 FOOT STINGRAY BOAT, 115hp Suzuki motor, trailer bought July 2023. About 15 hours. \$30,000, like new. **239-728-7886.**

Advertise your **HOME IMPROVEMENT SERVICES** in our classifieds. **WE GET RESULTS!** Call **413-283-8393**



HELP WANTED ASSISTANT MECHANIC

The Assistant Mechanic, works under the Mechanic to repair and maintain a wide variety of mechanical equipment throughout the company. Skills needed (but are not limited to): Air brake knowledge, hydraulic knowledge, small engine repairs, welding, and fabricating (body work skills a plus). Must own your own tools. CDL a plus but not required; Self-motivated, committed only need apply. Background checks, driver records and drug testing required. This is a full time position. Email resume and interest to **admin@jrswEEPing.com** or call **413-786-2168.**

CLASSIFIED DEADLINES MONDAY AT NOON

HELP WANTED VACUUM SWEEPER OPERATOR

3rd shift sweeper operator – operate vacuum sweeper at various route sites. Experience preferred but not required. No CDL required. MUST obtain a DOT card and have a clean driving record and be dependable. Will train qualified applicants. Email resume and interest to **admin@jrswEEPing.com** or call **413-786-2168.**

REAL ESTATE LAND FOR SALE

HAMILTON LAKE, HOLLAND, MA. Small private surveyed 41 ft. waterfront lot with boat launch. Dock and picnic table area. Quiet dead end Brandon St. Unused swimming ROW. **Jim 508-868-6157, Peg 508-723-3433.** \$25,000. Taxes \$224 year.

REAL ESTATE FOR RENT


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.

REAL ESTATE FOR RENT

HARDWICK: Two bedroom, one bath duplex, off street parking. No smoking, utilities, pets. \$1400 month. **774-200-4534.** Taking applications.

Post your job openings in our classifieds. We get results! Call 413-283-8393



REAL ESTATE FOR RENT

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status (number of children and or pregnancy), national origin, ancestry, age, marital status, or any intention to make any such preference, limitation or discrimination.

This newspaper will not knowingly accept any advertising for real estate that is in violation of the law. Our readers are hereby informed that all dwellings advertising in this newspaper are available on an equal opportunity basis. To complain about discrimination call The Department of Housing and Urban Development "HUD" toll-free at 1-800-669-9777. For the N.E. area, call HUD at 617-565-5308. The toll free number for the hearing impaired is 1-800-927-9275.