

PUBLIC NOTICES

Ludlow Planning Board LEGAL NOTICE SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, June 13, 2024 at 7:30 p.m.** on the application of Rosineide Carvalho of **118 Highland Avenue, Ludlow, MA** (Assessors' Map 15A, Parcel 357) for: **home office for cleaning service.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, June 27, 2024.

Raymond Phoenix
Chairman
05/29, 06/05/2024

Ludlow Planning Board LEGAL NOTICE SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, June 13, 2024 at 7:40 p.m.** on the application of Nicholas Manewich of **356 Lyon Street, Ludlow, MA** (Assessors' Map 18, Parcel 57B) for: **home office for general contracting & property management business.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, June 27, 2024.

Raymond Phoenix
Chairman
05/29, 06/05/2024

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 Candace L. Palaia to Florence Bank f/k/a Florence Savings Bank, said mortgage being dated June 26, 2009, and recorded in the Hampden County Registry of Deeds in Book 17872, Page 65, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the pur-

pose of foreclosing, the same will be sold at Public Auction at **11:00 A.M. on Thursday, June 13, 2024**, upon the premises described in said mortgage, namely Unit 53 Waters Edge Condominium, 53 Waters Edge Drive, Ludlow, Hampden County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land in Ludlow, Hampden County, bounded and described as follows:

Unit #53 in the condominium located at Waters Edge Drive, known as Waters Edge Condominiums, created pursuant to and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts by Master Deed dated August 1, 1989 and recorded with the Hampden County Registry of Deeds in Book 7309, Page 487, as amended, including all amendments (hereinafter referred to as the "Master Deed")

The Unit is conveyed together with the undivided interest of 1.65% appertaining to said Unit in the common areas and facilities of said Condominium.

The Unit is hereby conveyed subject to and with the benefit of, as the case may be:

- Easements, rights, conditions and rights of record insofar as the same may now be in force and effect;
- The provisions of Massachusetts General Laws, Chapter 183A, as amended;
- The Master Deed and related Declaration of Trust, of Waters Edge Condominium Association Trust, (the "Trust") and the By-Laws of Waters Edge Condominium recorded in the Registry in Book 7309, Page 557;
- Any rules and regulations promulgated pursuant to the By-Laws of the trust;
- The obligation to pay the proportionate share attributed to the Unit of the common expenses;
- Such taxes attributable to the Unit for the current year as are not now due and payable;
- Rights of other unit

owners to exclusively use certain common areas and facilities, as set forth in the Master Deed, which the Grantee, by acceptance of this deed, agrees to; and

8. Rights reserved to the Grantor as expressed in the Master Deed as amended.

Subject to Order of Conditions recorded in Hampden County Registry of Deeds in Book 7449, Page 451, as extended in Book 8929, Page 22; if in force and applicable.

Subject to Special Conditions No. 22 in the above-stated Order of Conditions prohibiting any alteration between the Gamache Pond shoreline and line designated as "Max. Limit of Construction" as shown on a p-5 site plan as dated 12/5/88 recorded in the Hampden County Registry of Deeds.

Subject to other restrictions of record insofar as they may now be in force and effect.

Candace L. Palaia subordinates the Declaration of Homestead recorded in the Hampden County Registry of Deeds in Book 15143, Page 264 to this mortgage but is shall otherwise remain in force and effect.

Being the same premises conveyed to the Mortgagor herein by deed of Berta F. Alfaia recorded in the Hampden County Registry of Deeds on May 28, 1998 in Book 10302, Page 225.

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 mat-

ter 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 **TEN THOUSAND DOLLARS (\$10,000.00)** 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 \$10,000.00 deposit (but no less than \$10,000) with the Mortgagee's auctioneer, Aaron Posnik & Co., Inc., 31 Capital Drive, West Springfield, Massachusetts 01089 or the Mortgagees 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 foreclosure 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 depos-

it 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.

Florence Savings Bank
f/k/a Florence Bank,
Present Holder of said
Mortgage

By:
Francis R. Mirkin,
Its Attorney
BACON WILSON, P.C.
33 State Street
Springfield, MA 01103
413-781-0560
05/22, 05/29, 06/05/2024

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. HD24P1227EA Estate of: Nancy Cavin Also known as: Nancy Z Cavin Date of Death: 03/02/2024 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 **Renee A Chase of Salt Lake City, UT** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Renee A Chase of Salt Lake City, UT** 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 07/01/2024. 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: June 03, 2024
Rosemary A Saccomani,
Register of Probate
06/05/2024

Classifieds

AUTO

CASH FOR JUNK AND REPAIRABLE CARS

FREE TOWING FAST SERVICE CASH PAID AS IS

CALL OR TEXT 413-219-6839

HELP WANTED

Asphalt Paving and Maintenance Inc of Monson, MA is hiring!

Office manager * Construction Payroll Highly organized *Detail Oriented *Multitasking *Excellent Communication & Problem Solving Quickbooks/Excel/Outlook/Paychex Full benefits

Send Resume with Salary Requirements to info@apmipaving.com

HELP WANTED

Christopher Heights Assisted Living of Belchertown is looking for a FULL-TIME COOK/CHEF

- Maintain High Sanitation and Safety Standards
- Prepare Menu Items for Daily Meals
- Prepare Special Diets
- Maintain "Clean as you go" policy
- Responsible for stocking Country Kitchen
- Responsible for cleaning of Kitchen Floor

EOE
Apply within at **99 Front Street, Belchertown, MA 01007**

CLEANING SERVICE WANTED - Town of Huntington is seeking quotations to clean 3 town buildings. Interested parties may submit quotations for the individual buildings, or as a group. Quotations are due by 3:00 p.m. on June 13. Specifications are available at www.huntingtonma.us or by emailing admin@huntingtonma.us. Mail proposals to Selectboard Office, PO Box 430, Huntington, MA 01050 or email to admin@huntingtonma.us.

HELP WANTED

MA LICENSED ELECTRICIAN. Full or part-time position available at established local electrical service company. Competitive pay & benefits. Call **978-852-8562.**

PT BARTENDER \$9.50/hr plus tips. Contact Laurie M-F 12-5pm, **413-583-4055** or Susan **413-348-8347** anytime.

The Town of Huntington is seeking a **TOWN CLERK.** This is a salaried position for approximately 18 hours per week. Application and complete job description are available online at www.huntingtonma.us or by emailing admin@huntingtonma.us. Applications are due by June 13, 2024. *Town of Huntington is an Equal Opportunity Employer.*

Classified Advertising DEADLINE MONDAY AT NOON

HELP WANTED

DRIVERS

INTERSTATE BATTERIES IS SEEKING A DRIVER for deliveries in Western Mass area. Qualifications include: clean driving record; ability to lift heavy weights; stable job history; good communication skills; high work standards & strong self-organizational skills. Apply in person **8 am-5pm M-F 9am-12pm Sat. 230 Chauncey Walker Street (Rte 21) Belchertown**

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

REAL ESTATE

LAND FOR SALE

LOT 100A FOR SALE. Holland Reservoir, small surveyed ROW waterfront lot with dock and boat ramp. **508-868-6157.**

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

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 advertised 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.

BUY/SELL GRIN REPEAT WITH THE CLASSIFIEDS!