

# Public Notices

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 160 Bentley Road, Barre, MA 01005 and Assessor's Parcel E-136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Brian August Gentile to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Norwich Commercial Group, Inc. d/b/a Norcom Mortgage, and now held by Carrington Mortgage Services, LLC, said mortgage dated June 22, 2020 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 62641, Page 174, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Norwich Commercial Group, Inc., d/b/a Norcom Mortgage to Carrington Mortgage Services, LLC by assignment dated February 27, 2023 and recorded with said Registry of Deeds in Book 68864, Page 169; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on March 6, 2025 at 1:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings and improvements thereon situated at 160 Bentley Street, Barre, Massachusetts, more particularly bounded and described as follows:

### PARCEL 1

A certain tract of land situated on the easterly side of Bentley Street in said Barre, being Lot #1 on a "Plan of Lots Owned by Leonard J. Bentley and Marion S. Bentley", drawn by R. H. Lonergan, C. E., bounded and described as follows: viz:

**BEGINNING** at the south-

westerly corner thereof, at a corner of stone walls and in the easterly line of Bentley Street; **THENCE** N. 59° 46' E. along a stone wall and other land of said Bentleys 125 feet to a corner;

**THENCE** N. 18° 45' W. Along other land of said Bentley designated as Lot #2 on said Plan, 115 feet to a corner;

**THENCE** S. 59° 46' W. along other land of said Bentley designated as Lot #2 on said Plan 125.3 feet to a point in a stone wall on the easterly line of Bentley Street;

**THENCE** S. 19° 05' E. along the line of said Street 115 feet to the place of beginning.

Said premises are to be used for residential purposes only, and are conveyed subject to the restriction that no dwelling house or portion thereof shall be erected or maintained within 40 feet of the easterly line of Bentley Street.

Subject to all rights, restrictions, covenants and easements of record, insofar as the same may be in force and applicable.

### PARCEL 2

A certain tract of land situated on the easterly side of Bentley Street in said Barre, being Lot #2 on a "Plan of Lots owned by Leonard J. Bentley and Marion S. Bentley" drawn by R. H. Lonergan, C. E., bounded and described as follows, viz:

**BEGINNING** at the south-westerly corner thereof at a point in a stone wall in the easterly line of said street, at the northwesterly corner of Lot designated as #1 on the aforementioned plan;

**THENCE** North 59° 46' east along the northerly line of said Lot #1, 123.3 feet to a corner;

**THENCE** North 18° 45' west along other land of said Bentleys, being the westerly line of lot designated as #7 on said

plan, 115 feet to a corner; **THENCE** South 59° 46' west along other land of said Bentleys, being designated as Lot #3 on said plan, 125.6 feet to a point in a stone wall in the easterly line of Bentley Street;

**THENCE** South 19° 05' east along the easterly line of said Street 115 feet to the place of beginning.

For title reference see Deed record herewith.

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 June 15, 2020 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 62641, Page 170.

**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  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for Carrington Mortgage Services, LLC  
Present Holder of the Mortgage (401) 217-8701  
02/06, 02/13, 02/20/2025

## 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 Bruce S. Bolivar and Brittani A. Beeso to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation, It's successors and assigns, dated April 19, 2022 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 67451, Page 329, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69229, Page 133, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, It's successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69229, Page 133, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, It's successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69907, Page 189 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 March 13, 2025 at 58 Ruggles Street, Hardwick (Gilbertville), MA, all and singular the premises described in said Mortgage, to wit:

That certain parcel of land in said Village of Wheelwright,

being Lot No. 35, Plan Book 77 Plan 8, on a plan of lots of Wheelwright Properties, Inc. and Hardwick Realty Corporation in the village of Wheelwright, drawn by S. G. Atherton, C.E., dated August 9, 1933 and recorded with the Worcester District Registry of Deeds and being more particularly bounded and described as follows:

Beginning at a point in the southerly line of Ruggles Street, which point is distant two hundred (200) feet easterly from intersection of said southerly line of said Ruggles Street and the easterly line of Pine Street, as shown on said plan; thence southerly by land now or formerly of L.H. Ruggles, as shown on said plan two hundred fifty (250) feet to a point; thence turning and running easterly by a line parallel with said southerly line of Ruggles Street by land of Hardwick Realty Corporation one hundred (100) feet to a point at the southwesterly corner of Lot No. 36 as shown on said plan; thence turning and running north-easterly two hundred fifty (250) feet by said Lot 36 to a point on said southerly line of Ruggles Street, which point is one hundred (100) feet distant from the point of beginning; thence turning and running westerly one hundred (100) feet by said southerly line of Ruggles Street to the point of beginning.

Together with the right to use the sewer with which said premises is now connected which sewer discharges upon land of said Hardwick Realty Corporation lying between the location of the Boston & Main Railroad and Ware River, it being specifically agreed and understood that there is no obligation on the part of the said Hardwick Realty Corporation to maintain the sewerage system.

For title see deed recorded herewith 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.

Freedom Mortgage Corporation Present Holder of said Mortgage, By Its Attorneys, ORLANS LAW GROUP PLLC PO Box 540540 Waltham, MA 02454 Phone: (781) 790-7800 23-011198

02/20, 02/27, 03/06/2025

## ART & FRAME, continued from page 8

this year inviting the public to join in the fun. People of all ages are welcome to bring their art supplies and create a work of art outside while enjoying the beauty of spring in New England.

The gallery will team up with neighboring business, The Joy of Beans, for its second annual outdoor Summer Solstice Party on Friday, June 20 from 6-10 p.m. This fun event is guar-

anteed to be a great evening of art, music, food and the finest coffee concoctions around.

The gallery will also be hosting jewelry making classes, tarot card readings and much more.

For a complete list of this year's events and classes, make sure to visit the "Events" page on the gallery's website at www.westbrookfieldartandframe.com.

About West Brookfield Art & Frame Gallery hours at West

Brookfield Art & Frame are Thursdays, Fridays and Saturdays from 10 a.m.-5 p.m., and Sundays from 10 a.m.-2 p.m.

For more information about West Brookfield Art & Frame Gallery, or upcoming shows, follow them on Facebook, visit www.westbrookfieldartandframe.com, email yafacember@hotmail.com, call 508-753-8604 or stop by during open hours.

## SERMONS, continued from page 7

cumstances and that He sees their plight of pain, hunger, and suffering. He wants them to know that God sees it too and that God is for them, not against them as they have experienced by those who oppress them. God is love and God heals their wounds and comforts them.

To the rich, Jesus is not that sympathetic. These are the ones, who perpetuate the desperate situation of

the poor. They are the ones who are full and content and look down upon the poor, the sick, the people with leprosy, the downtrodden. Woe to you, He says in verses 24 - 26, and warns them that their comfortable existence will change for the worse. Their sins are not because they are rich, but because of the way they treat the disadvantaged and laugh about it. Instead of laughing, they will mourn and weep.

### IV. Conclusion

This message of Christ speaks to us today as His followers. It is a reminder that we must consistently discern right from wrong in our communities and the broader society, recognizing that issues such as poverty, disease, and social exclusion due to personal identity cannot be ignored. Neglecting to

address these issues results in severe suffering, and a sense of hopelessness, which are not conditions that God will be satisfied with.

Christ's message gives us the opportunity to reflect on what we can do and continue to do to turn situations and conditions around, so that everyone can have what they need, and feel they are enough as persons whom God created and loves. Christ's message is a call to follow where He leads us. May each one of us see and continue to see what that looks like for ourselves and may we all feel God's presence as we respond to our calling.

Amen.  
**Pastor Margaret Keyser**  
Barre Congregational Church  
30 Park St., Barre

# THE BARRE GAZETTE

is offering our local businesses an opportunity to advertise at a **reduced rate!**

- Business profile - 250 words
- Photo - yourself, employees or building
- Advertisement - 3 column x 6"

## ALL FOR ONLY \$275

*This special section will run in the April 10th issue of the Barre Gazette.*

**Ad deadline: March 26, 2025**

Quarter page ad with story (4.75"x6") \$275  
Half page ad with story (9.75"x6") \$460  
Full page ad with story (9.75"x13") \$650

Contact Dan Flynn to reserve your space today  
413.297.5886 or dflynn@turley.com

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very good team here that works to help solve our client's problems." Lindley said.

Lindley has a background in insurance defense work and personal injury experience including auto accidents, dog bites and slips or falls.

"I represent clients and I oversee the other attorneys in the firm and provide them with guidance on the cases, as well as running the day-to-day business of the firm," Lindley explained.

The firm is open Monday through Friday from 9 a.m.-5 p.m. and there you can speak to a representative and find the help you need.

You can find more information by visiting their website farberandlindley.com and request a consultation, read reviews and find an attorney to represent and help you according to what you need.

"It's fun to advocate for your clients," Lindley said. "I want the community to know that here in Barre we provide quality advice and counsel for businesses, personal injury victims and landlords. We are here to serve them in those capacities."

## 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.*

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