

PUBLIC NOTICES

**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.
HD25P0463EA
Estate of:
Deborah Ann Hartnett
Date of Death: 02/18/2025
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 **Joseph D Hartnett of Chicopee, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Joseph D Hartnett of Chicopee, MA** 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 04/03/2025**. 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: March 06, 2025
Rosemary A Saccomani, Register of Probate
03/14/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Probate and Family Court
50 State Street
Springfield MA, 01103
Docket No.
HD23P2445PM
In the matter of:
Ira Clemons of Chicopee, MA
Protected Person/Disabled Person/Respondent
CITATION GIVING NOTICE OF CONSERVATOR'S ACCOUNT**

To the named Respondent and all other interested persons, you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate & Family Court, that the **First and Final** account(s) of **Alison M Bartlett-O'Donald of Holyoke, MA** as Conservator of the property of said Respondent has or have been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before **10:00 A.M.** on the return date of **03/28/2025**. This day is **NOT** a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection by the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which

each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Barbara M. Hyland, First Justice of this Court.
Date: February 21, 2025
Rosemary A. Saccomani Register of Probate
03/14/2025

CHICOPEE CITY COUNCIL ZONING COMMITTEE LEGAL NOTICE

The Zoning Committee of the Chicopee City Council will hold a public hearing on **Wednesday, March 26, 2025 at 6:30 PM*** in the Auditorium, 3rd floor, City Hall, 274 Front Street, Chicopee, MA 01013 to discuss the following:

Zone Change from Residential A to Industrial for 7.5 AC/326,700 SF of property located at 0 Burnett Rd (Parcel ID 0238-00003) for the purpose of removing remnant Residential A zoning within existing Everseource Powerline Easement to make zoning consistent with Industrial Zoning designations on abutting properties. Applicant - UFPT MA, LLC, 100 Hale Street, Newburyport, MA 01950.

The plans/application can be viewed on the City Council website <https://www.chicopeema.gov/880/Pending-Applications>

The March 26, 2025 Zoning Committee hearing shall be available to the public via zoom and in person. Zoom credentials are available upon request by calling (413) 594-1435 M-F 8:30 AM - 5 PM or by email at aczarniecki@chicopeema.gov.

The petition and materials related to this proposal are on file in the Office of the City Council, Chicopee City Hall, 274 Front Street, (plans and applications are also available on the City Council website <https://www.chicopeema.gov/880/Pending-Applications>.) You may also call (413) 594-1435 or email aczarniecki@chicopeema.gov.
03/07, 03/14/2025

**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. HD25P0464EA
Estate of:
Theresa A. Cavanaugh
Date of Death:
04/28/2024
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 **Andrew R. Cavanaugh of Ludlow, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Andrew R. Cavanaugh of Ludlow, MA** 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 04/03/2025**. 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 affi-

davit 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: March 6, 2025
Rosemary A Saccomani, Register of Probate
03/14/2025

SALE OF MOTOR VEHICLES UNDER G.L. c.255 Sec. 39A

Notice is hereby given by Interstate Towing, Inc. pursuant to the provisions of G.L. c. 255, section 39A, that on March 14, 2025 at Interstate Towing, Inc. the following Motor Vehicles will be sold at private sale to satisfy our garage keeper's lien thereon for storage, towing charges, care and expenses of notices and sale of said vehicles.

2003 Chevrolet S10 VIN: 1GCDT19X738146674
Julio Castillo-Mejia
13 Cherry Ave., #A320
Waterbury, CT 06702

2006 Toyota Camry VIN: 4T1BE32K06U665990
Francis Foster
3 Lawndale Rd.
Stoneham, MA 02180

2005 Lexus Rx330 VIN: 2T2HA31UX5C063408
Thanh Trinh
109 Park St., Apt. 3,
Boston, MA 02122

2013 Hyundai Elantra Gt VIN: KMHD35LE5DU054644
Elvin Padilla
92 Wilber St.
Springfield, MA 01104

2002 Jeep Grand Cherokee Laredo VIN: 1J4GX48S82C132796
Kaylin Macniel
226 Beech St., Apt. B
Holyoke, MA 01040

2018 Honda Hrv VIN: 3CZR06H39JG709191
Reynaldo Nieves
460 Silver St.
Agawam, MA 01001

2015 Toyota Camry VIN: 4T1BF1FK3FU047445
Kim Roncalli
11 Old Farm Rd.
Westfield, MA 01085

2017 Audi S3 VIN: WAUB1GFF9H1024407
Tuckahoe Autoland Corp
365 Tuckahoe Rd.
Yonkers NY 10710

2007 Nissan Pathfinder VIN: 5N1AR18W67C630294
Hector Rosario-Plaud
324 Hampden St., Apt. 11
Holyoke, MA 01040

2011 Chevrolet Traverse VIN: 1GNKVGED9BJ235774
Alexander Rivera
71 Greene St.
Springfield, MA 01109

2012 Cadillac Srx VIN: 3GYFNDE31CS595292
Francisco Sayago Uzhca
47 Congress St., Apt 1
Milford, MA 01757

2006 Ford Econoline E350 VIN: 1FBNE31L66HA03095
Cars Of Wayne
440 Route 46
Wayne, NJ 07470

2010 Volkswagen Tiguan VIN: WVGBV7AX7AW532256
Aleksandr Popa
58 Stony Hill Rd., Apt. B
Wilbraham, MA 01095
02/28, 03/07, 03/14/2025

SALE OF MOTOR VEHICLES UNDER G.L. c.255 Sec. 39A
Notice is hereby given by Interstate Towing, Inc. pursuant to the provisions of G.L. c. 255, section 39A, that on March 21, 2025 at Interstate Towing, Inc the following Motor Vehicles will be sold at private sale to satisfy our garage keeper's lien thereon for

storage, towing charges, care and expenses of notices and sale of said vehicles.

2011 Mini Cooper WMWSU3C59BT183919
Sheik Mohammad
3 Avalon Pl., Apt. 2
Worcester, MA 01609

2013 Nissan Sentra 3N1AB7AP2DL687271
Charles Neel
3 Algonquin D.,
Queensbury, NY 12804

2013 GMC Acadia SLE 1GKKVNE4DJ191204
Austin Dean
97 Robinson Hill Rd.
North Franklin, CT 06254

2010 Chevrolet Aveo KL1TD5DE4AB046688
Lawrence Tetreault
79 Lyman St.
North Attleboro, MA 02760

2006 Honda Accord Se 1HGCM55376A023068
JC Reliable Tow Service Corp
47 Fruit Ext.
Milford, MA 01757

2001 Buick Lesabre 1G4HP54K314250247
Edward Therrien
4790 Lake Superior Drive
Cocoa, FL 32926
03/07, 03/14, 03/21/2025

SALE OF MOTOR VEHICLES UNDER G.L. c.255 Sec. 39A

Notice is hereby given by Interstate Towing, Inc. pursuant to the provisions of G.L. c. 255, section 39A, that on March 28th 2025 at Interstate Towing, Inc the following Motor Vehicles will be sold at private sale to satisfy our garage keeper's lien thereon for storage, towing charges, care and expenses of notices and sale of said vehicles.

2012 Subaru Impreza VIN: JF1GJAH68CH006862
Anthony Ellington- Viner
50 Campechi St.
Springfield, MA 01104

2005 Nissan Armada SE/LE VIN: 5N1AA08B35N728909
Krystal Hilton
567 Putnam Pike
Greenville, RI, 02828

2004 Chevrolet Silverado VIN: 1GCEK14X14Z247011
Miguel Avila
321 Eastern St Apt A802
New Haven, CT 06513
03/14, 03/21, 03/28/2025

**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. HD25P0484EA
Estate of:
Elaine Helen Jamison
Also known as:
Elaine O Jamison,
Elaine Orszak Jamison
Date of Death:
01/22/2025
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 **Matthew J Jamison of Chicopee, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that: **Matthew J Jamison of Chicop-**

ee, MA 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 04/04/2025**. 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: March 07, 2025
Rosemary A Saccomani, Register of Probate
03/14/2025

**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.
HD25P0457EA
Estate of:
Deanna May Martin
Date of Death:09/17/2024
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 **Stephen R. Bode of West Springfield, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Stephen R. Bode of West Springfield, MA** 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 04/09/2025**. 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: March 05, 2025
Rosemary A Saccomani, Register of Probate
03/14/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
Docket No.
HD25P0356EA
Estate of:
James Matthew Robinson
Also Known As:
James M. Robinson
Date of Death:
January 8, 2025
INFORMAL PROBATE PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Lisa A. Robinson of Chicopee, MA**.

Lisa A. Robinson of Chicopee, 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.
03/14/2025

See more legalsl on page 11



Haluch's MEMORIALS

Cemetery Memorials + Markers
Granite Benches
Religious Statuary + Outdoor Display

RAY HALUCH INC.
1014 Center St | Ludlow, MA | 583-6508

haluchsmemorials.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.

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 Friday at 3 p.m.

visit www.publicnotices.turley.com

IN THE CITY

CPL announces upcoming programming

CHICOPEE - Here are some of our upcoming library programs.

The Chicopee Library will be doing a 15 hour beginner computer class "Tech Goes Home" on Wednesdays and Fridays in March from 1 to 3 p.m. At the conclusion of 15 hours of class, participants will receive a computer and one year of internet. Registration is required.

Wednesday, March 26 at 6 p.m. – Understanding Alzheimer's and Dementia

Join us on Wednesday, March 26 at 6pm for a pre-

sentation on "Understanding Alzheimer's and Dementia." Learn about the difference between Alzheimer's disease and dementia, the early warning signs of dementia, risk factors, the importance of early detection, new treatment options, and local resources. This program is presented by the Alzheimer's Association. Register through the calendar or call the Reference Desk at 413-594-1800x3.

Thursday, March 27 at 6:30 p.m. – Sun on the Muddy

Local authors Jim Armenti and Dave Madeloni

present Sun on the Muddy: poems, music and photos at the Chicopee Library on Thursday, February 27 at 6:30pm. Author and musician Jim Armenti and photographer Dave Madeloni present poems, songs and photographs from their new book "Sun on the Muddy". Armenti, who is a singer/songwriter for the Lonesome Brothers shares his reflections on the people and things that make a life while Madeloni finds beauty in often ignored places. This program is free and open to the public. No registration is required.

For people wishing to work on genealogy, the computer lab is available to work on genealogy on Tuesdays and Thursdays from 10 a.m. to Noon and 6 to 8 p.m. We are a FamilySearch Affiliate Library and have helpful databases such as Ancestry, American Ancestors and HeritageQuest to help you in your search.

If you need technology help, we offer one-on-one computer help on Mondays at 2pm or by appointment. For more information, email or call the Reference Desk at cpl@chicopeepubliclibrary.org and 594-1800 x3.

Chicopee Historical Society presents Derek Strahan Talk

CHICOPEE - The Chicopee Historical Society presents a talk by Derek Strahan on local sites "then and now" through present-day and historical images. The event is Wednesday, March 19, 2025, at the Chicopee Public Library Bazan Community Room, 449 Front Street, Chicopee, Mass., at 6:30 p.m. The event is free and open to the public.

Derek Strahan is the managing editor and primary author of the website "Lost New England," which features then-and-now images of locations across the

region. In addition, he is the author of two books: "Lost Springfield, Massachusetts and New England Then and Now," and he is the host of the "Western Mass History" podcast.

Mr. Strahan is a Westfield State University graduate with degrees in English and Regional Planning, and he currently works as a land use and environment planner. He serves on the board of directors of the Longmeadow Historical Society and is a past president of the Springfield Preservation Trust.

PUBLIC NOTICES

**Commonwealth of Massachusetts
The Trial Court
Hampden Probate and Family Court
50 State Street
Springfield, MA 01103
Docket No.
HD23P2495PM
In the matter of:
Karen Sprenkle
of Chicopee, MA
Protected Person/
Disabled Person/Respondent
CITATION GIVING NOTICE
OF CONSERVATOR'S
ACCOUNT**

To the named Respondent and all other interested persons, you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate & Family Court, that the **First and Final** account(s) of Nancy Godbout of Granby, MA as Conservator of the property of said Respondent has or have been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before **10:00 A.M.** on the return date of **04/11/2025**. This day is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection by the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. **Barbara M. Hyland**, First Justice of this Court.
Date: March 07, 2025

Rosemary A. Saccamoni
Register of Probate
03/14/2025

**MORTGAGEE'S
SALE OF REAL ESTATE**

By virtue and in execution of the Statutory Power of Sale referenced in a certain mortgage given by Willimansett Center East RE LLC to Love Funding Corporation dated August 1, 2012 and recorded August 8, 2012 with the Hampden County Registry of Deeds in Book 19385, Page 88, the undersigned being the present holder by assignment of said mortgage (assignments recorded in Book 24344, Page 53, Book 25058, Page 158 and Book 25748, Page 88), for breach of the conditions contained in said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **11:00 am on the 3rd day of April, 2025**, upon the mortgage premises known as 11 Saint Anthony Street, Chicopee, Massachusetts, being all and singular the premises described in said mortgage, to wit:

That certain parcel of land situate in Chicopee, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe found marking the southeasterly line of Chicopee Street and at the northeast corner of land N/F Eugene J. & Joyce M. Stefanik; said iron pipe marks the southwest corner of the subject property;

Thence running N56-17-30E along the southeasterly line of

Chicopee Street for a distance of 153.51 feet to a concrete bound found on the southwesterly line of Saint Anthony Street;

Thence running S49-49-30E along the southwesterly line of Saint Anthony Street for a distance of 215.51 feet to a concrete bound found at land N/F Shirley A. Orwat & Joanna V. Frost;

Thence running S40-10-30W along land N/F Shirley A. Orwat & Joanna V. Frost for a distance of 139.56 feet to an iron pipe found at land N/F William C. & Catherine A. Courchesne;

Thence running N51-34-52W along land N/F William C. & Catherine A. Courchesne, Rich A. Chapin III, William J. & Rosalie M. Connelly, Steven & Tammy Jo M. Champagne and Eugene J. & Joyce M. Stefanik for a distance of 258.24 feet to the iron pipe at the place of beginning.

Said Parcel is shown on ALTA/ACSM Land Title Survey, Chicopee, Massachusetts prepared for The Northeast Health Group, Inc., prepared by D.L. Bean, Inc., Surveyors & Engineers, dated April 26, 2011, updated June 19, 2012 and recorded with Hampden County Registry of Deeds in Plan Book 364, Page 25.

Said 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 or instruments of record entitled to precedence over said mortgage, and subject to, and with the benefit of, all easements, restrictions, reservations and conditions of record having precedence over the Mortgage and subject to all leases, tenancies and/or rights of parties in possession, including rights or claims in personal property installed by tenants or former tenants now located on the subject premises and the right of redemption, if any, to the Internal Revenue Service. Said premises to be sold at the sale "AS IS WHERE IS." It shall be the bidder's sole responsibility to ascertain all items described in this paragraph and no representations

are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal laws, ordinances or regulations.

TERMS OF SALE: FOUR HUNDRED THOUSAND and 00/100 (\$400,000) DOLLARS in cash, certified or bank check to be paid by the purchaser at the time and place of sale. The successful bidder shall be required to increase the deposit to a full ten (10%) of the purchase price within five (5) business days of the public auction and the balance of the purchase price shall be paid in cash, certified or bank check and the foreclosure deed shall be delivered and accepted within thirty (30) days after the public auction at the offices of Halloran & Sage LLP, 225 Asylum Street Hartford, CT 06103.

The successful bidder of the Premises will be responsible for all closing costs, recording fees, deed stamps and shall be required to sign an Auctioneer's Memorandum of Sale containing the terms of sale at the time and place of the public auction. The successful bidder of the Premises shall be subject to a 1% buyer's premium.

This mortgagee's sale of real estate may be postponed or adjourned from time to time, if necessary, by the attorney or auctioneer for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said Mortgage shall control in the event of a typographical error in this publication.

In the event that the successful bidder at the foreclosure sale fails to purchase the described Premises according to the terms of this notice of sale or as provided for in the Memorandum of Sale executed at the time of foreclosure, the mortgagee reserves the right to sell the Premises by foreclosure deed to the next highest bidder provided that the next highest bidder shall deposit with the mortgagee's attorney, said Halloran & Sage LLP, the amount of the required deposit and execute an agreement similar to said Memorandum of Sale, within three (3) business days after written notice of default of the previous highest bidder. Title shall be conveyed to the next highest bidder within twenty (20) days of said written notice.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

Willimansett Holdings LLC Present Holder of Said Mortgage By Scott Rousse, Manager Attorneys for Willimansett Holdings LLC
Oscar L. Suarez, Esq.
Halloran & Sage LLP
225 Asylum Street
Hartford, CT 06103
03/07, 03/14, 03/21/2025

**MORTGAGEE'S
SALE OF REAL ESTATE**

By virtue and in execution of the Statutory Power of Sale referenced in a certain mortgage given by Willimansett Center West RE LLC to Love Funding Corporation dated August 1, 2012 and recorded August 8, 2012 with the Hampden County Registry of Deeds in Book 19385, Page 141, the undersigned being the present holder by assignment of said mortgage (assignments recorded in Book 24344, Page 55, Book 25057, Page 157 and Book 25748, Page 225), for breach of the conditions contained in said

mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **12:00 pm on the 3rd day of April, 2025**, upon the mortgage premises known as 546 Chicopee Street and a parcel on East Side Chicopee Street, Chicopee, Massachusetts, being all and singular the premises described in said mortgage, to wit:

Certain pieces or parcels of land situated in the Town of Chicopee, Hampden County, Massachusetts, more particularly described as follows:

Parcel 1: 546 Chicopee Street, Chicopee, MA (Parcel 5 and Parcel 6)

Beginning at a re-rod set marking the northwesterly line of Chicopee Street with the Southwesterly line of Warregan Street; said re-rod marks the southeasterly corner of the subject property;

Thence running S56-17-30W along the northwesterly line of Chicopee Street for a distance of 200.88 feet to a stone bound found on the northwesterly line of Artisan Street;

Thence running N50-37-30W along the northwesterly line of Artisan Street for a distance of 167.72 feet to a re-rod set at land N/F Meg Realty, LLC;

Thence running N39-22-30E along land N/F Meg Realty, LLC. For a distance of 137.01 feet to a re-rod set at land N/F James Long;

Thence running N56-17-30E along land N/F James Long for a distance of 118.60 feet to an iron pipe found on the southeasterly line of Warregan Street;

Thence running S33-42-30E along the southeasterly side of Warregan Street for a distance of 200.33 feet to the re-rod set at the place of beginning.

Parcel 2: Unnumbered parcel on East Side Chicopee Street, Chicopee, MA (Parcel 4)

Beginning at a granite bound found marking the intersection of the southeasterly line of Chicopee Street and the northeasterly line of Saint Anthony Street; said granite bound being the northwest corner of the subject property;

Thence running N56-17-30E along the southerly sideline of Chicopee Street for a distance of 119.70 feet to a re-rod set at land N/F Louis M. Bouchard;

Thence running S49-49-30E along land N/F Louis Bouchard for a distance of 112.84 feet to a re-rod set at land N/F Mirta I. Diamond;

Thence running S40-10-30W along land N/F Mirta I. Diamond for a distance of 115.00 feet to a magnetic nail set on the northeasterly line of Saint Anthony Street;

Thence running N49-49-30W along the northeasterly line of Saint Anthony Street for a distance of 146.07 feet to the granite bound found at the place of beginning.

Said Parcels are shown on ALTA/ACSM Land Title Survey, Chicopee, Massachusetts prepared for The Northeast Health Group, Inc., prepared by D.L. Bean, Inc., Surveyors & Engineers, dated April 26, 2011, updated June 19, 2012 and recorded with Hampden County Registry of Deeds in Plan Book 364, Page 26.

Said 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 or instruments of record entitled to precedence over said mortgage, and sub-

ject to, and with the benefit of, all easements, restrictions, reservations and conditions of record having precedence over the Mortgage and subject to all leases, tenancies and/or rights of parties in possession, including rights or claims in personal property installed by tenants or former tenants now located on the subject premises and the right of redemption, if any, to the Internal Revenue Service. Said premises to be sold at the sale "AS IS WHERE IS." It shall be the bidder's sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal laws, ordinances or regulations.

TERMS OF SALE: FIVE HUNDRED THOUSAND and 00/100 (\$500,000) DOLLARS in cash, certified or bank check to be paid by the purchaser at the time and place of sale. The successful bidder shall be required to increase the deposit to a full ten (10%) of the purchase price within five (5) business days of the public auction and the balance of the purchase price shall be paid in cash, certified or bank check and the foreclosure deed shall be delivered and accepted within thirty (30) days after the public auction at the offices of Halloran & Sage LLP, 225 Asylum Street Hartford, CT 06103.

The successful bidder of the Premises will be responsible for all closing costs, recording fees, deed stamps and shall be required to sign an Auctioneer's Memorandum of Sale containing the terms of sale at the time and place of the public auction. The successful bidder of the Premises shall be subject to a 1% buyer's premium.

This mortgagee's sale of real estate may be postponed or adjourned from time to time, if necessary, by the attorney or auctioneer for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said Mortgage shall control in the event of a typographical error in this publication.

In the event that the successful bidder at the foreclosure sale fails to purchase the described Premises according to the terms of this notice of sale or as provided for in the Memorandum of Sale executed at the time of foreclosure, the mortgagee reserves the right to sell the Premises by foreclosure deed to the next highest bidder provided that the next highest bidder shall deposit with the mortgagee's attorney, said Halloran & Sage LLP, the amount of the required deposit and execute an agreement similar to said Memorandum of Sale, within three (3) business days after written notice of default of the previous highest bidder. Title shall be conveyed to the next highest bidder within twenty (20) days of said written notice.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

Willimansett Holdings LLC Present Holder of Said Mortgage By Scott Rousse, Manager Attorneys for Willimansett Holdings LLC
Oscar L. Suarez, Esq.
Halloran & Sage LLP
225 Asylum Street
Hartford, CT 06103
03/07, 03/14, 03/21/2025

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