

# PUBLIC NOTICES

## LEGAL NOTICE OF PUBLIC MEETING WILLIAMSBURG CONSERVATION COMMISSION

Haydenville MA 01039

The Williamsburg Conservation Commission, in accordance with MGL Chapter 131, Section 40, the Wetlands Protection Act, will hold a public meeting on **October 12, 2017 at 7:00 p.m.** at the Williamsburg town offices, 141 Main St, Haydenville, MA to review a **Request for Determination of Applicability** submitted by L. Jean O'Neil. The subject activity is located at 91 Chesterfield Rd, Williamsburg, MA 01096. 10/05/17

## BECKETT CONSERVATION COMMISSION LEGAL NOTICE TOWN OF BECKETT

### Notice of Public Meeting

The Beckett Conservation Commission will hold a Public Meeting on **Tuesday, October 17, 2017 at 6:30 PM** at Beckett Town Hall, 557 Main Street, Beckett, MA. To review the following:

**Request for Determination of Applicability from Dave McCusker**, for the repair of an existing septic system. **Project Location: 3194 Main St., (Map 207, Lot 64).**

**Request for Determination of Applicability from John Costello**, for the removal of two Willow Trees in the buffer-zone to the bank of Greenwater Pond. **Project location: 3971 Jacob's Ladder Rd., (Map 201, Lot 23).**

**Request for Determination of Applicability from Bill Tosch**, for the removal of approximately seven trees in the buffer-zone to bordering vegetated wetland and the bank of Shaw Pond. **Project location: 545 Otis Rd., (Map 204, Lot 150).**

**Request for Determination of Applicability from John Engels**, for tree removal, the demolition and reconstruction of a deck, and the demolition of an existing chimney within the buffer-zone to the bank of Center Pond. **Project Location: 190 Goodwin Rd., (Map 210, Lot 24).**

**Request for Determination of Applicability from Ofer Zaarur**, for an area determination on two residential lots in planning for a future solar project. **Project Location: Jacob's Ladder Rd., (Map 204, Lots 15 & 34).**

**Request for Determination of Applicability from Craig Jones**, for a septic system upgrade in the buffer-zone of bordering vegetated wetland. **Project Location: 435 Benton Hill Rd., (Map 209, Lot 12).**

This meeting is being held in accordance with M.G.L. Chapter 131 Section 40 of the Wetlands Protection Act. 10/05/17

## TOWN OF OTIS NOTICE OF PLANNING BOARD HEARING

### Relative To Proposed Changes To Sign Zoning By-Law Amendments Pursuant To

M.G.L. Ch 40A, Sec. 5

The Planning Board of the Town of Otis, Massachusetts will hold a public hearing to discuss proposed amendments to the town's zoning by-laws. The Public Hearing will be as follows:

**Place:** Otis Town Hall  
**Date:** October 16, 2017  
**Time:** 7:00 p.m.

The subject matter of the proposed amendments are modifications and additions to the existing town bylaws for Signs. The complete text relative to the proposed amendments are available for inspection during regular business hours at the Town of Otis Selectmen's Office, Town Hall.

The Town of Otis would like to add Sections 5.2.7 and 5.2.8 to the Town of Otis zon-

ing bylaws to establish the Political Signs Zoning Bylaw: 5.2.7 Billboards are Prohibited. 5.2.8 Political Signs

The following is the Town of Otis policy on political sign location, size and duration:

1. LOCATION: Political signage shall not be located within a public way layout or on town-owned property except as follows:

1. Exceptions on Private Property

Political signage may be placed on private property, along a public way provided that:

a. The sign is placed a minimum of ten (10) feet back from the edge of pavement for the public way and any sidewalk, and

b. The owners of the subject private property allows placement of the signage, and

c. The signage does not impede the travel of pedestrians.

2. Exceptions on Town-Owned Property:

Political signage may be placed on town owned property providing that:

a. The sign is placed a minimum of one hundred fifty (150) feet away from any polling entrance and shall be removed immediately after the polls close. The sign shall not block vehicular traffic, the progress of pedestrians or existing signs.

b. ONE SIGN per candidate is permitted on the grassy island at the intersection of Beckett Road and Route 23, provided that the signs are placed so they do not impede the view of drivers on the adjacent public ways or block existing signs or impede pedestrians.

c. ONE SIGN per candidate is permitted on the grassy island at the intersection of Old Blandford Road and Route 23, provided that the signs are placed so they do not impede the view of drivers on the adjacent public ways or block existing signs or impede pedestrians.

2. TIME FRAME OF DISPLAY Political signs may be erected forty-five (45) days prior to the election and are to be removed within two days after the election except as noted above for polling places.

3. SIZE OF SIGNS: Political signs may not exceed three (3) square feet of total area and the top of political signs may not exceed thirty-two (32) inches in height from virgin ground below.

The Town of Otis would like to amend section 5.2.2 Temporary Signs:

Temporary signs which do not comply with this By-Law may be authorized by the Zoning Enforcement Officer for special events. The Zoning Board of Appeals Zoning Enforcement Officer may, at their discretion, require the posting of a bond or cash deposit large enough to cover the cost of removal of temporary signs if such signs are not removed promptly after termination of the advertised event by the sponsors.

The Town of Otis would like to amend section 5.2.4 Abandoned Signs:

Any sign which has been abandoned or advertises any product which is no longer sold or any activity which is no longer carried on must be removed within thirty (30) days by the owner of the premises after notice to that effect from the Zoning Board of Appeals Zoning Enforcement Officer.

The Town of Otis would like to amend section 5.2.6 Signs Authorized by Special Permit:

5.2.6 Signs Authorized by Special Permit

The following signs may be displayed with a Special Permit from the Zoning Board of Appeals

1. On property in R-40 Residential devoted to use authorized by Special Permit, one sign not exceeding six (6) square feet in total area.

2. Within the V-1 Village district, each business is permitted two (2) signs not to exceed twenty-four (24) square feet in total combined area. Signs may be freestanding or attached flat against the wall of the building. Freestanding signs may not exceed (4) eighteen (18) square feet.

3. On multiple business use lots there is permitted one (1) directory sign per lot not exceeding twenty-four (24) square feet in area for all business establishments or uses on the lot, and not exceeding twelve (12) square feet for any one business establishment or use on the lot.

Billboards are prohibited.

Respectfully Submitted  
**Michael Ernst**, Chairman  
Otis Planning Board  
09/28, 10/5/17

## 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 **Catherine E. Cassidy, and Michael J. Cassidy a/k/a Michael Cassidy** to Crossland Mortgage Corp., dated July 22, 1997 and recorded with the Hampshire County Registry of Deeds at Book 5160, Page 155 as affected by a modification agreement recorded with said records at Book 11153, Page 194 and as affected by a modification agreement recorded with said registry at Book 12197 Page 283, of which mortgage the undersigned is the present holder by assignment from Crossland Mortgage Corp. to Chase Manhattan Mortgage Corporation dated November 10, 1997 and recorded with said registry on December 8, 1997 at Book 5257 Page 256, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **10:00 a.m. on October 31, 2017**, on the mortgaged premises located at **7 BASKET STREET, HUNTINGTON, Hampshire County, Massachusetts**, all and singular the premises described in said mortgage, TO WIT:

The land in Huntington, in the County of Hampshire and Commonwealth of Massachusetts, bounded and described as follows:

Commencing at a point in the northerly line of Basket Street at the southwesterly corner of land now or formerly of Francis J. Knightly, formerly of one Fleury; thence running

NORTHWESTERLY along Basket Street, a distance of one hundred thirty-two (132) feet, more or less, to land now or formerly of William Pavlica; thence

NORTHEASTERLY along land of said Pavlica and land now or formerly of Frank Monat, a distance of one hundred forty and 25/100 (140.25) feet, more or less, to land now or formerly of Thomas Norton, Jr., formerly of Don V. Messier; thence

SOUTHEASTERLY along land of said Norton, a distance of one hundred forty-eight and 5/10 (148.5) feet, more or less, to land formerly of Alice L. Welch; thence SOUTHWESTERLY along land formerly of said Welch and land of said Knightly, one hundred ninety-eight (198) feet, more or less, to the place of beginning.

for title see Deed recorded herewith

For mortgagor's(s) title see deed recorded with Hampshire County Registry of Deeds in Book 5160, Page 154.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipi-

pal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

### TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale. JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

Present holder of said mortgage  
By its Attorneys,  
HARMON LAW OFFICES,  
P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201611-0285 - PRP  
10/05, 10/12, 10/19/17

## 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 **Joseph Kellam Jr. and Rose Corine** to Long Beach Mortgage Company, dated September 24, 2001 and recorded with the Hampshire County Registry of Deeds at Book 6375, Page 295 subsequently assigned to U.S. Bank N.A., a successor trustee to Wachovia Bank, N.A. (formerly known as First Union National Bank) as trustee for Long Beach Mortgage Loan Trust 2001-4 by JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as receiver of Washington Mutual Bank successor in interest to Long Beach Mortgage Company by assignment recorded in said Hampshire County Registry of Deeds at Book 10868, Page 46; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **2:00 PM on October 19, 2017** at 7 Allan Coit Road aka 7 Allen Coit Road, Huntington, MA, all and singular the premises described in said Mortgage, to wit:

The land in Huntington in the County of Hampshire and Commonwealth of Massachusetts, bounded and described as follows: Beginning at an iron pin on the southerly side of Allan Coit Road, said iron pin being distant S. 79 degrees 58' 30" E. a distance of one hundred and fifty (150) feet along said Allan Coit Road from an iron pin at the northwesterly corner of land now or formerly of Theodore Nelson et ux; thence running S. 79 degrees 58' 30" E. along said southerly side of Allan Coit Road, a distance of one hundred thirty (130) feet, more or less, to land now or formerly of Spencer Longey et al.; thence S. 6 degrees 09' 30" W. along last named land a distance of five hundred ten (510) feet; more or less, to a point at land now or formerly of Lester R. Cote; thence running N. 76 degrees 49' W. along last named land a distance of one hundred thirty (130) feet, more or less, to a point at other land now or formerly of Lillian A. Kimball, which point

is distant S. 76 degrees 49' E. A distance of one hundred fifty (150) feet along land of said Lester R. Cote from the southwesterly corner of said land of Theodore Nelson et ux.; thence N. 6 degrees 09' 30" E. along said other land of said Lillian A. Kimball, a distance of five hundred (500) feet, more or less, to the iron pin at the place of beginning. Said premises are a portion of the premises shown on a "Plan of Property of Harlan E. and June F. Bean located on the Southerly side of Allan Coit Road ... Huntington, Massachusetts. Surveyed by O'Keefe Associates, Amherst, Mass., December 9, 1970 ... " recorded in Hampshire County Registry of Deeds in Book of Plans 76, Page 102. For title reference see Deed dated February 23, 1998 and recorded Book 5303, Page 84

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

### 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.  
U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
16-008509  
09/28, 10/05, 10/12/17

## TOWN OF MIDDLEFIELD PLANNING BOARD

Notice of Public Hearing is hereby given that the Middlefield Planning Board will hold a Public Hearing on **Monday, October 30, 2017 at 6:00 p.m.** at the Middlefield Town Hall, 188 Syline Trail, Middlefield MA 01243 to present a marijuana moratorium on Recreational Marijuana Establishments and Marijuana Retailers and onsite consumption of marijuana products. The full text of the proposed marijuana moratorium can be reviewed at the Middlefield Town Hall, 188 Syline Trail Middlefield MA 01243 10/5, 10/12/17

**Williamsburg Tree Hearing Thursday, October 12, 2017 at 7:00 p.m.**

### Town Offices, Planning Board Room

Pursuant to MGL Chapter 87, Sec 3, a Public Hearing will be held on **Thursday, October 12 at 7:00 p.m.** in the Williamsburg Town Offices, Planning Board rm., 141 Main St., Haydenville, to consider the proposed removal of the following marked public tree:

**\*14" Spruce** - Corner of Hatfield Street and Dansereau Street in Haydenville. Marked with Ribbon and notice

**Wm. Turner**  
Interim Tree Warden  
09/28, 10/05/17

## RUSSELL OFFICE OF THE COLLECTOR OF TAXES

October 5, 2017

The owner(s), occupant(s) and public are hereby notified that the following described parcels herein, located within the municipality of RUSSELL and HAMPDEN county, of the commonwealth of Massachusetts, have taxes for the year 2017 as committed to the collector of Taxes, by the Board of Assessors of this municipality which remain delinquent and unpaid, and that the property herein described will be taken by RUSSELL on Thursday, October 19, 2017, at 9:00am for non payment of taxes, including interest and all legal costs and charges thereon, unless the property shall be previously discharged.

WENDY M. BRUNET  
Collector of Taxes

Property Location: 384 HUNTINGTON RD  
Assessed Owners: GENERAL KNOX POST 6645 VFW  
c/o JAMES CORTIS

Bill Number: 800

2017 REAL ESTATE TAXES

6,151.07

6,151.07

Description: A parcel of land with any buildings thereon, containing about 3.100 acres described as parcel 11 3 5 in the office of the Assessors of the Town of RUSSELL identified in book and page 2642 0487, HAMPDEN county Registry of Deeds.

10/05/17

## HOW TO SUBMIT PUBLIC NOTICES

All legal notices to be published in the *Country Journal* should be sent directly to notices@turley.com. Jamie Joslyn processes all legal notices for this newspaper and can answer all of your questions regarding these notices. Please indicate the newspapers and publication date(s) for the notice(s) in the subject line of your email. For questions regarding coverage area, procedures or cost, please call Jamie directly at 413-283-8393.

**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.**