

# PUBLIC NOTICES

## HUNTINGTON CONSERVATION COMMISSION LEGAL NOTICE

The Huntington Conservation Commission will hold a public meeting on **Wednesday, October 18, 2017 at 8:00 PM** in the Huntington Town Hall to review a **Request for Determination of Applicability** submitted by Brian and Laura Wagner. The proposed activity is for demolition of an existing house and construction of a new house in a similar footprint located at 154 Norwich Lake.

This hearing is in accordance with MGL Chapter 131 Section 40 of the Wetlands Protection Act.

**Susan McIntosh,**  
Huntington  
Conservation Commission  
10/12/17

## TOWN OF WORTHINGTON CONSERVATION COMMISSION

### Notice of Public Hearing

The Worthington Conservation Commission will hold a public hearing on **Thursday, October 19, 2017, at 7:00 PM**, at Town Hall. The public hearing will be conducted to review a **Notice of Intent** regarding an invasive plant management project within the buffer zone and resource area of Bronson Brook and Childs Brook, located at 4 Capen Street. 10/12/17

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue 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 municipal 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 Allen 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 Allen Coit Road, said iron pin being distant S. 79 degrees 58' 30" E. a distance of one hundred

and fifty (150) feet along said Allen 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 Allen 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 Allen 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 attor-

ney. 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 Sylvine 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 Sylvine Trail Middlefield MA 01243 10/5, 10/12/17

## HUNTINGTON CONSERVATION COMMISSION LEGAL NOTICE

The Huntington Conservation Commission will hold a public meeting on **Wednesday, October 18, 2017 at 7:30 PM** in the Huntington Town Hall to review a **Request for Determination of Applicability** submitted by MassDOT, Highway Division. The proposed activity is for slope stabilization located at Route 112 near MM 3.2.

This hearing is in accordance with MGL Chapter 131 Section 40 of the Wetlands Protection Act.

**Susan McIntosh,**  
Huntington  
Conservation Commission  
10/12/17

## LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Heather E. Mulcahy and Colin C. Mulcahy** to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Mortgage Network, Inc., dated February 23, 2009 and recorded in Hampshire County Registry of Deeds in Book 9715, Page 152 of which mortgage Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A., successor by merger to BAC

Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP dated November 1, 2011 recorded at Hampshire County Registry of Deeds in Book 10715, Page 211 and assignment from Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servicing LP to Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C dated May 17, 2017 recorded at Hampshire County Registry of Deeds in Book 12722, Page 245, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 24 Upper Russell Road, Huntington, MA 01050 will be sold at a Public Auction at **1:00 PM on November 22, 2017**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in Huntington, Hampshire County, Massachusetts, shown as Lot 2 / Area = 25,000 S. F. +/-, on a plan entitled: "Division of Property/Huntington, Massachusetts Scale: 1" = 40' Dated April 18, 1989 by D. L. Bean, Inc. Surveyors & Engineered", One Parkside Avenue, Westfield, MA. The referenced plan is recorded in the Hampshire County Registry of Deed in Book of Plans 163 at page 6.

Excepting and reserving all highways The Railroad included in above boundaries also reserving & excepting all rights which the Huntington Fire District may have to maintain and keep in repair to the water main or pipe laid through premises.

Subject to Taking - Layout State Highway confirmed by deed dated May 13, 1931, Book 873, Page 212, dated and recorded on December 24, 1930, in the Hampshire County Registry of Deeds, Book 869, Page 531.

Subject to Lease - Commonwealth of Mass. Division of Fisheries & Game, dated July 2, 1932, and recorded on August 6, 1932, in the Hampshire County Registry of Deeds, Book 883, Page 490.

Subject to Easement - New England Telephone & Telegraph Co., dated February 29, 1936, and recorded on March 26, 1936, in the Hampshire County Registry of Deeds, Book 913, Page 263.

Subject to Order of Conditions - Huntington Conservations Commission (River Bank Stabilization), dated and recorded on January 13, 1981, in the Hampshire County Registry of Deeds, Book 2206, Page 74.

Subject to Easement - Town of Huntington Dredge out and Stabilization of Riverbed, dated June 3, 1981, and recorded on June 5, 1991, in the Hampshire County Registry of Deeds, Book 2227, Page 145.

Also known as:  
The land in Huntington,

Hampshire County, Massachusetts, shown as Lot 2 / Area = 25,000 S. F. +/-, on a plan entitled: "Division of Property/Huntington, Massachusetts Scale: 1" = 40' Dated April 18, 1989 by D. L. Bean, Inc. Surveyors & Engineered", One Parkside Avenue, Westfield, MA. The referenced plan is recorded in the Hampshire County Registry of Deed in Book of Plans 163 at page 6.

Subject to restrictions and encumbrances of record if in force and applicable.

For mortgagor's title see deed recorded with the Hampshire County Registry of Deeds in Book 5744, Page 124.

The 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 of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.  
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Mulcahy, Heather E. and Colin C., 15-020654  
10/12, 10/19, 10/26/17

**LEGAL NOTICE of PUBLIC MEETING Williamsburg Conservation Commission Williamsburg MA 01096**  
The Williamsburg Conservation Commission, in accordance with MGL Chapter 131, Section 40, The Wetlands Protection Act, will hold a public meeting on **Tuesday, November 9, 2017 at 7:00 p.m.** at the Williamsburg Town Hall, 141 Main St, Haydenville, MA to review a **Request for Determination of Applicability** submitted by Charles Miller.  
The subject area or activity is located at 86 Ashfield Road.  
10/12/17

## LEGAL NOTICE of PUBLIC MEETING Williamsburg Conservation Commission Williamsburg MA 01096

The Williamsburg Conservation Commission, in accordance with MGL Chapter 131, Section 40, The Wetlands Protection Act, will hold a public meeting on **Tuesday, November 9, 2017 at 7:00 p.m.** at the Williamsburg Town Hall, 141 Main St, Haydenville, MA to review a **Request for Determination of Applicability** submitted by Charles Miller.

The subject area or activity is located at 86 Ashfield Road.  
10/12/17

## NEWS & FEATURES

As a paper of record, we attempt to cover all general news, personality profiles, and community features that we know about. This includes all selectmen and school committee meetings as well as spot planning board, board of health, finance, and other town meetings determined by the issue's relevance to our readers. There are the annual major community event features that we should always cover, but we are more than open to suggestions of other features to celebrate the fabric of our communities and their many interesting occupants. Our loyal advertisers provide funding for this paid staff coverage.

For more information on news or community features for the *Country Journal* please email [countryjournal@turley.com](mailto:countryjournal@turley.com).

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**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.**