

# PUBLIC NOTICES

**Notice of Chester Planning Board Hearing**  
Pursuant to M.G.L. Chapter 40A, Section 5, the Chester Planning Board will hold a public hearing on **13 November, 2017 at 6:00PM**, to discuss the following proposed amendments to the Town's Zoning Bylaw. The public hearing will be held at the Town Hall, 15 Middlefield Rd, Chester MA 01011.

Amending Section 5.8 of the Zoning Bylaw, "Large-Scale Ground-Mounted Solar Photovoltaic Installations: to change the applicable threshold language from '250 kW' to '250 kW DC or greater' for clarity.

Amend the Town's Zoning Bylaw by adding a new Section 5.10: "Temporary Moratorium On Retail Marijuana Establishments" (which includes dispensing, processing, and cultivation activities, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use). The moratorium would take effect through December 31, 2018 or 120 days from the date of the Town Meeting action, whichever occurs later; or until such time as the Town adopts Zoning Bylaw amendments that regulate Marijuana Establishments and obtain the Attorney General's Office approval, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of marijuana facilities.

Amend the Town's Zoning Bylaw by adding a new Section 5.11: "Public Consumption of Marijuana or Tetrahydrocannabinol" in order to provide for the general welfare and safety of the community by providing guidance on recreational marijuana use in public.

The complete texts relative to the proposed amendments are available for inspection during regular business hours at the Town Clerk's Office, Town Hall, 15 Middlefield Rd, Chester MA. 10/26, 11/02/17

(SEAL)

**COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
17 SM 005143  
ORDER OF NOTICE**

TO:  
**Steven C. King a/k/a Steven Curtis King and Jennifer Ann King,**

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 3901 et seq.:

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust claiming to have an interest in a mortgage covering real property in Huntington, numbered 46 Basket Street, given by: Steven C. King and Jennifer Ann King to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, dated January 24, 2008, and recorded at Hampshire County Registry of Deeds in Book 9428, Page 71, and now held by Plaintiff and assigned, has/have

filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **November 27, 2017** or you will be forever barred from claiming that you are entitled to the benefits of said Act.

Witness, Judith C. Cutler, Chief Justice of said Court on October 11, 2017

Attest:

**Deborah J. Patterson**  
Recorder  
54091 (King) FEI #  
1078.02450

11/02/2017

**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:

Certain real estate situate in Huntington, in the County of Hampshire and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a large oak tree marked, standing near the highway on the north side of the river and about fifty (50) rods below the dam of the "Highland Mills", so-called, and on the line dividing the premises herein described and land formerly of one

Jocelyn; thence running WESTERLY on said highway One Hundred Fifty (150) rods and Nine (9) links to a Hickory Tree marked; thence S. 15° E. Twenty (20) rods across the above mentioned river, at the Boston and Albany Railroad to a Hemlock tree, marked standing on the point of a ledge near the railroad; thence

In the same direction Twelve and One-Half (12 ½) rods to a stake where a soft Maple tree once stood; thence at an acute angle

N. 31° E. Eleven (11) rods and Nineteen (19) links to where a Hemlock tree once stood; thence in

The same point Nine (9) rods across the aforesaid railroad to a stone on the line between the Boston and Albany Railroad and land formerly of Alonzo Wells; thence EASTWARDLY on line of said railroad at a stone at land formerly of Mary B. Little; thence

NORTHERLY on land of the said Mary B. Little and William A. Little to a stone at the side of the highway; thence down the highway to a point opposite the spot where once stood a row of Maple trees and in a line with a stone in the northerly side of the pond and in the line of drill marks across the stone dike; thence

NORTHERLY across the said highway and the factory pond in a range with a line on the dike at said stone with a hole in the top to the highway; thence

EASTERLY along the highway to a hole drilled in a rock just below the dam and measuring about Eight (8) rods on the highway; thence

SOUTHERLY about Twenty-five (25) feet to the river; thence

EASTERLY along the bank of the river at high water mark to a small birch tree; thence

NORTHERLY One (1) rod and six links to the first mentioned bound  
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.

More particularly described 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  
10/19, 10/26, 11/02/17

**Tax Classification Hearing**

Town of Middlefield Selectboard will conduct a public hearing at Middlefield Town Hall, 188 Skyline Trail, on **Monday, November 6, 2017 at 6:00 pm** to determine whether a single tax rate will be applied to all classes of property for FY 2018.  
11/02/17

**PUBLIC HEARING NOTICE**

The Town of Worthington will hold a public hearing at Town Hall **November 14,**

**2017**, during a regularly scheduled Selectboard meeting to discuss the discontinuance of winter maintenance on the following roads from **November 15, 2017 to May 1, 2018:**

- Almon Johnson Road
  - Feakes' Driveway to West Street
  - Dingle Road
  - Lord's Driveway to Hall's Driveway
  - Goss Hill Road
  - Augustin's Driveway to Chester Line
  - Kinne Brook Road
  - Jeff Mason's Driveway to Chester Line
  - Patterson Road
  - Welch's Driveway to Chester Line
  - Prentice Road
  - Upton's Driveway to Fairman Road
  - South Worthington Road
  - Beyond Barry's Driveway
  - Starkweather Road
  - River Road End will not be plowed
  - Thayer Hill Road
  - Sweeney's Driveway to John Ryan's Drive
  - West Street
  - Plehn's Driveway to Chester Line
- 11/02/17

**IMPORTANT INFORMATION ABOUT YOUR SPECTRUM CHANNEL LINEUP**

Communities Served: Towns of Easthampton and Southampton, MA.  
Effective on or after **December 5, 2017**, the following changes will be made to your channel lineup:  
FXX on **channels 81 & 742** will move from Digi Tier 1 to Spectrum Select.  
**For a complete channel lineup, visit [spectrum.com/channels](http://spectrum.com/channels).**  
To view this notice online, visit [spectrum.net/programmingnotices](http://spectrum.net/programmingnotices).  
11/02/17

*Happy Thanksgiving*

## Early Deadlines

FOR ALL PUBLIC NOTICES  
to run the week of November 20-24, 2017.

- **Thursday, November 16 at NOON** for The Register, The Wilbraham-Hampden Times, Sentinel and Chicopee Register
- **Friday, November 17 at NOON** for Agawam Advertiser News, Quabog Current, Barre Gazette, Country Journal, The Journal Register and Ware River News
- **Monday, November 20 at Noon** for Town Reminder, The Sun and The Southwick News

**WE'VE EXPANDED OUR WEB SITE**

# PUBLIC NOTICES

## ARE NOW ONLINE

- 1** Email all notices to [notices@turley.com](mailto: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.*

**visit [www.publicnotices.turley.com](http://www.publicnotices.turley.com)**