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All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status (number of children and or pregnancy), national origin, ancestry, age, marital status, or any intention to make any such preference, limitation or discrimination.

This newspaper will not knowingly accept any advertising for real estate that is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain about discrimination call The Department of Housing and Urban Development "HUD" toll-free at 1-800-669-9777. For the N.E. area, call HUD at 617-565-5308. The toll free number for the hearing impaired is 1-800-927-9275.

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Public Notices

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 23 Country Club Heights, Monson, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rita M. Schneider to MetLife Home Loans, a Division of MetLife Bank, N.A. and now held by Nationstar Mortgage LLC, said mortgage dated November 13, 2008, and recorded in the Hampden County Registry of Deeds, in Book 17551 at Page 137, as affected by an Assignment of Mortgage dated September 4, 2012, and recorded with said Deeds in Book 19467 at Page 323, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **February 15, 2018, at 10:00 AM** Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

TRACT ONE The land in Monson, Hampden County, Massachusetts, on the Northerly side of a proposed Street to be known as Country Club Heights, being part of Lot 32, all of Lot 33, and all of Lot 38 on a Plan of Land in Monson, Mass. surveyed for William M. Jurczyk Oct. 1, 1953, revised June 1954 Kenneth C. Sherman-Engineer Surveyor, said land being more particularly described in one parcel as follows:

Beginning at an iron pin in the Northerly line of Country Club Heights and running thence N. 59° 23' 30" W., 41.36 feet to an iron pin in said Northerly line; thence continuing in the same course 151.17 feet to a concrete bound; thence in an arc to the right with a radius of 33.28 feet a distance of 59.57 feet to an iron pin; thence N. 43° 11' E., 125.03 feet to a concrete bound in the Easterly line of another proposed way, the last course being along said last named way; thence N. 12° 53' E. along said last way 167 feet to a concrete bound at a wall; thence S. 77° 07' E. along said wall 166.69 feet to an iron pin at land of the Quaboag Country Club Inc.; thence S. 16° 29' W. along last named land and land of one Brody 198.26 feet to an iron pin; thence N. 65° 47' W., 6.06 feet to an iron pin; thence S. 15° 51' W., 185.46 feet to the iron pin at the point of beginning. Being the same premises conveyed to the Grantor herein and

Rita M. Schneider, by deed of Rita M. Schneider, dated October 30, 2003 and recorded with Hampden County Registry of Deeds in Book 13742, Page 7.

TRACT TWO Certain real estate situate on the Easterly side of a private way known as Country Club Heights in said Monson and bounded and described as follows:

Beginning at a concrete bound in the Easterly line of said Country Club Heights in line of land described in deed of William W. Jurczyk and Mary M. Jurczyk to Country Club Heights Development Corp., dated August 24, 1954, recorded with Hampden County Registry of Deeds, Book 2345, Page 124; thence turning and running on a curve to the right with a radius of thirty-three and 28/100 (33.28) feet a distance of fifty-nine and 57/100 (59.57) feet to an iron pin; thence turning and running Northerly 41° 11' E. one hundred twenty-five and 3/100 (125.03) feet to a concrete bound; thence turning and running N. 12° 53' E., one hundred sixty-seven (167) feet to a concrete bound; the last three courses being along other land now or formerly of Benjamin Schneider and Rita M. Schneider; thence turning and running N. 77° 07' W. along a stone wall fifty (50) feet to a drill hole in a boulder; thence turning and running S. 43° 11' W. one hundred sixty-three and 26/100 (163.26) feet to a spike in base of a ten (10") oak tree; thence turning and running S. 59° 23' 30" E., ninety-three and 75/100 (93.75) feet, more or less, to the place of beginning. Being the same premises conveyed to the Grantor herein and Rita M. Schneider, by deed of Rita M. Schneider, dated October 30, 2003 and recorded with Hampden County Registry of Deeds in Book 13742, Page 7.

TRACT THREE The land in said Monson, being known and designated as Lots #41 and #42 on a Plan of Lots entitled "Land in Monson, Mass. Surveyed for William W. Jurczyk" recorded in Hampden County Registry of Deeds in Book of Plans 72, Page 115, said lots being more particularly bounded and described in one parcel as follows: WESTERLY by land now or formerly of James Tufts, as shown on said plan, two hundred sixty-five and 50/100 (265.50) feet; SOUTHERLY by Country Club Heights, as shown on said plan, ninety and 45/100 (90.45)

feet; EASTERLY by a proposed way, in two courses, as shown on said plan, three hundred sixteen and 72/100 (316.72) feet; and NORTHERLY by land of owner unknown, as shown on said plan, one hundred fifty-three and 11/100 (153.11) feet. Subject to restrictions and encumbrances of record, insofar as the same may be in effect. Together with the right of ingress and egress to Main Street over Country Club Heights, as shown on said plan. Subject to reservations and restrictions set forth in deed to Benjamin Schneider et ux dated August 24, 1954, recorded in said Registry in Book 2345, Page 125, insofar as the same may be in effect. Being the same premises conveyed to the Grantor herein and Rita M. Schneider, by deed of Rita M. Schneider, dated October 30, 2003 and recorded with Hampden County Registry of Deeds in Book 13742, Page 7.

EXCEPTING therefrom so much of the premises as was conveyed in a deed from Rita M. Schneider to Thomas D. Smart and Teresa M. Smart dated November 6, 1995 and recorded as aforesaid in Book 9302, Page 207.

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 October 28, 2008, and recorded in Book 17551 at Page 134 with the Hampden County Registry of Deeds.

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. TEN THOUSAND (\$10,000.00) 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 forty five (45) days after the date of sale. **Other terms to be announced at the sale.**

Marinowski Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886
Attorney for Nationstar Mortgage LLC Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 17-04229
1/25, 2/01, 2/08/18

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD16P1696EA Estate of: Harold M. Bose, Jr. Date of Death: 06/06/2016 INFORMAL PROBATE PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner: **Kathleen Bose** of Bondsville, MA

Kathleen Bose of Bondsville, 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. 2/01/18

IMPORTANT INFORMATION ABOUT YOUR SPECTRUM CHANNEL LINEUP

Communities Served: Town of Wales, MA

Effective on or after March 6, 2018, customers who signed up for service prior to March 14, 2016 will see the following changes made to their Spectrum channel lineup with no change in channel position:

- Daystar and Catholic TV Network, currently available on Digi Tier 1/ Spectrum Silver, will move to Spectrum Basic
- Liquidation Channel, currently available on Spectrum Select, will move to Spectrum Basic
- POP, currently available on Spectrum Basic, will move to Spectrum Select

Effective on or after March 6, 2018, customers

who signed up for service after March 14, 2016 will see the following changes made to their Spectrum channel lineup with no change in channel position:

- Daystar, EWTN, INSP, Liquidation Channel, and TBN currently on Spectrum Select, will move to Spectrum Basic

For a current channel lineup, visit www.spectrum.com/channels. To view this notice online, visit spectrum.net/programmingnotices/2/01/18

PUBLIC HEARING NOTICE

The Palmer Community Development Director will conduct a Public Hearing on **Monday February 5, 2018 at 6:00 pm** in the meeting room of the Town Administration Building, 4417 Main Street, Palmer, MA. The purpose of this Public Hearing is to solicit input relative to the development and submission of a grant application under the FY18 Massachusetts Community Development Block Grant (MCDBG) Program. The MCDBG Program is funded by the Massachusetts Department of Housing and Community Development through the use of federal funds under the Housing & Community Development Act of 1974 as amended.

Eligible projects can include, but are not limited to: community economic development (i.e. downtown revitalization), housing rehabilitation loans/grants, infrastructure improvements (water/sewer lines, sidewalks, etc), neighborhood facility projects (Senior Centers, parks, playgrounds, etc.) and public social services (day care, adult literacy, domestic violence services, etc.).

All activities must:

- 1) benefit low and moderate income persons and families, or
- 2) aid in the prevention of slums or blight, or
- 3) meet other community development needs having a particular urgency because existing conditions pose a serious threat to the health and welfare of the community.

Projects suggested for inclusion in Palmer's FY18 application include: Palmer Housing Improvement Program and Palmer, Three Rivers Streetscape and Façade/Sign activities; and Domestic Violence Services Program.

The purpose of this hearing

is to a) allow the public opportunity to submit proposals for consideration for inclusion in the grant application, and b) allow the public an opportunity to comment on submitted proposals.

All interested persons, groups, and agencies are invited to attend and participate. Any person or organization so wishing will be afforded the opportunity to be heard. **Additional information can be obtained by contacting the Palmer Community Development Department, 4417 Main Street, Palmer, MA 01069, (413)283-2614.**

Persons requiring special accommodations should contact the Palmer Community Development Department at least 1 week prior to the hearing. 1/25, 2/01/18

Commonwealth of Massachusetts The Trial Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD18C0007CA In the matter of: Amanda Jean Harfst Of: Palmer, MA NOTICE OF PETITION FOR CHANGE OF NAME

To all persons interested in petition described:

A petition has been presented by **Amanda J Harfst** requesting that **Amanda Jean Harfst** be allowed to change his/her/their name as follows:

Mandy Jean Harfst

If you desire to object thereto, you or your attorney must file a written appearance in said Court at **Springfield** on or before ten o'clock in the morning (10:00 a.m.) on: **02/26/2018**

Witness, Hon. **Barbara M Hyland**, First Justice of this Court.
Date: January 29, 2018
Suzanne T. Seguin
Register of Probate
2/01/18

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain mortgage given by **Susan C. Hurley** to **Mortgage Electronic Registration Systems, Inc.**, dated September 12, 2008 and recorded with the Hampden County Registry of Deeds in Book 17481, Page 75, of which mortgage the undersigned is the pres-

ent holder by assignment from Mortgage Electronic Registration Systems, Inc. to Flagstar Bank, FSB dated August 16, 2010 and recorded with said registry on August 27, 2010 at Book 18430 Page 406 and by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for NFM, Inc., its successors and assigns to Green Tree Servicing LLC dated March 15, 2013 and recorded with said registry on March 18, 2013 at Book 19732 Page 265 and by assignment from Flagstar Bank, FSB to Ditech Financial LLC dated June 13, 2016 and recorded with said registry on July 6, 2016 at Book 21252 Page 66 and by assignment from Ditech Financial, LLC Successor by Merger to Green Tree Servicing, LLC to MTGLQ Investors, L.P. dated September 15, 2016 and recorded with said registry on October 31, 2016 at Book 21424 Page 359 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **12:00 p.m. on February 22, 2018**, on the mortgaged premises located at 92 Beech Street, Palmer, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Known and designated as Lot Number one hundred twenty-one (121) as shown on a plan of lots entitled "Lake Thompson Annex" recorded in Hampden County Registry of Deeds in Book P. page 72, to which Plan and Record thereof reference is hereby made for a more particular description.

**** FOR INFORMATIONAL PURPOSES ONLY ****

The improvements thereon being known as No. 92 Beech Street, Palmer, MA 01069.

Being the same property, which by Deed dated 02/21/1985 and recorded 03/06/1985 in Book 5771, Page 248, among the Hampden County Registry of Deeds was granted and conveyed by Michael P. Hurley and Susan C. Hurley unto Susan C. Hurley, PARCEL ID NO: M68 L 119

For mortgagor's(s') title see deed recorded with Hampden County Registry of Deeds in Book 5771, Page 248.

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.

MTGLQ INVESTORS, L.P.
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201405-0973 - TEA
1/25, 2/01, 2/08/18

NOTICE

ERRORS: Each advertiser is requested to check their advertisement the first time it appears. This paper will not be responsible for more than one corrected insertion, nor will be liable for any error in an advertisement to a greater extent than the cost of the space occupied by the item in the advertisement.

