

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 at 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.**

Marinosci 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
Hampden Probate and Family Court
50 State Street**

Springfield, MA 01103 Docket No. HD18P0104GD

In the interests of Pharrar November Barnes Of Monson, MA Minor

NOTICE AND ORDER: Petition for Appointment of Guardian of a Minor
NOTICE TO ALL INTERESTED PARTIES

1. **Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on 01/22/2018 by **Donna D Barnes of Monson, MA, Ronald G Barnes of Monson, MA** will be held **02/28/2018 08:15 AM Guardianship of Minor Hearing**. Located Hampden Probate & Family Court, 50 State Street, 4th Floor, Springfield, MA 01103

2. **Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to:

File the original with the Court; and

Mail a copy to all interested parties at least five (5) business days before the hearing.

3. **Counsel for the Minor:** The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

4. **Counsel for Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.

5. **Presence of the Minor at Hearing:** A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests. Date: January 22, 2018

Suzanne T. Seguin
Register of Probate
2/08/18

PALMER CONSERVATION COMMISSION PUBLIC HEARING NOTICE

In accordance with the Wetland Protection Act of the General Laws of the Commonwealth of Massachusetts, Chapter 131, Section 40, and the Town of Palmer Wetlands Ordinance, Chapter 168, the Palmer Conservation Commission will hold a public hearing on **Tuesday, February 20, 2018 at 7:00 PM** at Town Administrative Building, Meeting Room #1, 4417 Main Street, Palmer, MA 01069 on the application of Borrego Solar, LLC of 55 Technology Drive, Suite 102, Lowell MA, 01851

The applicant has submitted a Notice of Intent for the installation of a 6.4 MW ground mounted solar array at 271 Breckenridge Street. The project will involve the clearing of 40-acres, with PV installation occurring on 23 acres.

The location is 271 Breckenridge Street, Palmer, MA 01069, and is also known as: Map 19 Lot 60, 61 & 62.

Any interested persons wishing to be heard on the application should appear at the time and place designated. A copy of the application and plan may be inspected at the Palmer Town Hall in the Conservation Commission Office, 4417 Main Street, Palmer, MA 01069 or contact the office at 283-2611.

Donald Blais, Jr
Chair, Palmer Conservation Commission
2/08/18

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 **Susan C. Hurley to Mortgage Electronic Registration Systems, Inc.**, dated September 12, 2008 and recorded with the Hampden County Registry of Deeds at 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

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT HAMPDEN, Div. Probate & Family Court Dept. HD 18E0004 PP
To Sharon A Mikaelian-

Vlk as tenant-in-common, of Belchertown, Massachusetts, in the County of Hampshire, and to all other persons interested.

A petition has been presented to said Court by Roxanna M. Fredette, of Somers, Connecticut, representing that they hold as tenants-in-common an undivided part or share of land lying in Wales, in the County of Hampden, setting forth that she desires that all of said land may be sold at private sale or public auction for not less than Two Hundred Ninety Thousand (\$290,000.00) Dollars, and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof after full adjudication of the equitable claims contained in said petition and supplemental memorandum filed with the Court.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Springfield before ten o'clock in the forenoon on the **sixth day of March, 2018**, the return day of this citation.

Witness, BARBARA M. HYLAND, Esquire First Justice of said Court, this twenty-third day of January, 2018.

Suzanne T Seguin
Register of Probate & Family Court
2/01, 2/08, 2/15/18

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain mortgage given by **Peter K. Minkley and Ruth A. Minkley** to Country Bank for Savings dated October 24, 2013 and recorded with the Hampden County Registry of Deeds in Book 20070, Page 101, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **2:00 p.m. on the 13th day of March, 2018**, on the mortgaged premises believed to be known as 4046 High Street, Palmer, Hampden County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

"Property Address: 4046 High Street, Palmer, MA

A certain tract of land situated on the Southerly side of Main Street in the Village of Thorndike, in Palmer, Hampden County, Massachusetts, bounded and described as follows:

Bounded on the NORTH by said Main Street;

WEST by land now or formerly of one Macauley;

SOUTHERLY by High Street, and

EASTERLY by land now or formerly of Esther E. Lloyd and land now or formerly of one Wisnoski.

Excepting what has been conveyed out in deed to John K. McKenzie dated June 16, 1957 and recorded in Hampden County Registry of Deeds in Book 2120 Page 347, and also deed to Robert T. Sansoucy, dated March 3, 1967 and recorded in said Registry of Deeds in Book 3249 Page 528.

BEING the same premises conveyed to Peter K. Minkley and Ruth A. Minkley by Country Bank for Savings by deed dated October 24, 2013 and recorded in the Hampden County Registry of Deeds in Book 20070, Page 99."

The premises will be sold subject to any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the Mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the

premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. 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 regulations.

TERMS OF SALE: FIVE THOUSAND AND 00/100 (\$5,000.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier's check by the purchaser at the time and place of sale. The balance of the purchase price on the sale shall be paid in cash, or by certified or bank cashier's check within thirty (30) days thereafter and the Deed transferred contemporaneously therewith. The successful bidder at the sale shall be required to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney 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.

Other terms, if any, will be announced at the sale.

Country Bank for Savings, Present Holder of said Mortgage

By: Jonathan C. Sapirstein
SAPIRSTEIN & SAPIRSTEIN, P.C.
1331 Main Street, 2nd Floor
Springfield, MA 01103
(413) 827-7500
Its Attorneys

Date: December 28, 2017
2/08, 2/15, 2/22/18

PALMER PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, Section 11, M.G.L. the Palmer Planning Board will hold a public hearing on **Monday, February 26, 2018 at 7:00 PM** in the Town Administration Building, 4417 Main Street, Palmer, MA.

The applicant, Borrego Solar Systems, Inc., is seeking a Special Permit as required by section 171.69, Water Supply Protection District, to install a 6.4 MW ground-mounted photovoltaic system at the property located at 271 Breckenridge Street, Palmer MA. The subject area is comprised of four parcels, also known as Assessors Map 19, Lots 60-63, and is located within the secondary recharge area.

A copy of the application may be inspected at the Planning Department office in the Town Administration Building from 8:30 AM to 4:30 PM, Monday through Thursday.

Anyone interested in more information or wishing to be heard on the application can contact the Planning Department at 283-2605 or appear at the time and place designated above.

This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotices.org>).

Michael Marciniac,
Chairman
2/08, 2/15/18

PALMER TOWN COUNCIL PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 85, Section 3B, M.G.L. the Palmer Town Council will hold a public hearing on **Monday, February 12, 2018 at 7:00 PM** in the Town Administration Building, 4417 Main Street, Pahuar, MA.

The applicant, Attorney Brandon Ruotolo of B. Ruotolo Law Practice, representing land owner of 1 Aspen Circle, requests to consider a name change of Aspen Circle to Laurel Road.

Anyone interested in more information or wishing to be heard on the application can contact the Town Manager at 283-2603 or

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.

appear at the time and place designated above.
Barbara Barry, President
2/01, 2/08/17

Town of Monson Zoning Board of Appeals LEGAL NOTICE

In accordance with Chapter 40A M.G.L. s.11, the Monson Zoning Board of Appeals will hold a Public Hearing Thursday February 22, 2018 at 7:10 P.M. in Room 112, Town Office Building 110 Main Street on the application of H & L Tassinari Builders for a Special Permit as provided by Section 6.7 of the Monson Zoning Bylaws. The applicant seeks a special permit to construct an in-law apartment within the footprint of a dwelling under construction at 130 Ely Road. The property is zoned Rural Residential. A copy of the application is on file in the office of the Town Clerk and the Zoning Board of Appeals.
David Beaudoin, Chairman
Case No: A- 2018
2/08, 2/15/18

(SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 18SM000228 ORDER OF NOTICE

To:

Dennis P. White, Jr.
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 et seq.

Quicken Loans Inc.
claiming to have an interest in a Mortgage covering real property in Three Rivers (Palmer), numbered 2038 Central Street, given by Dennis P. White Jr. to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Quicken Loans Inc., dated November 18, 2015, and recorded in Hampden County Registry of Deeds in Book 20966, Page 414 (the "Mortgage"), and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

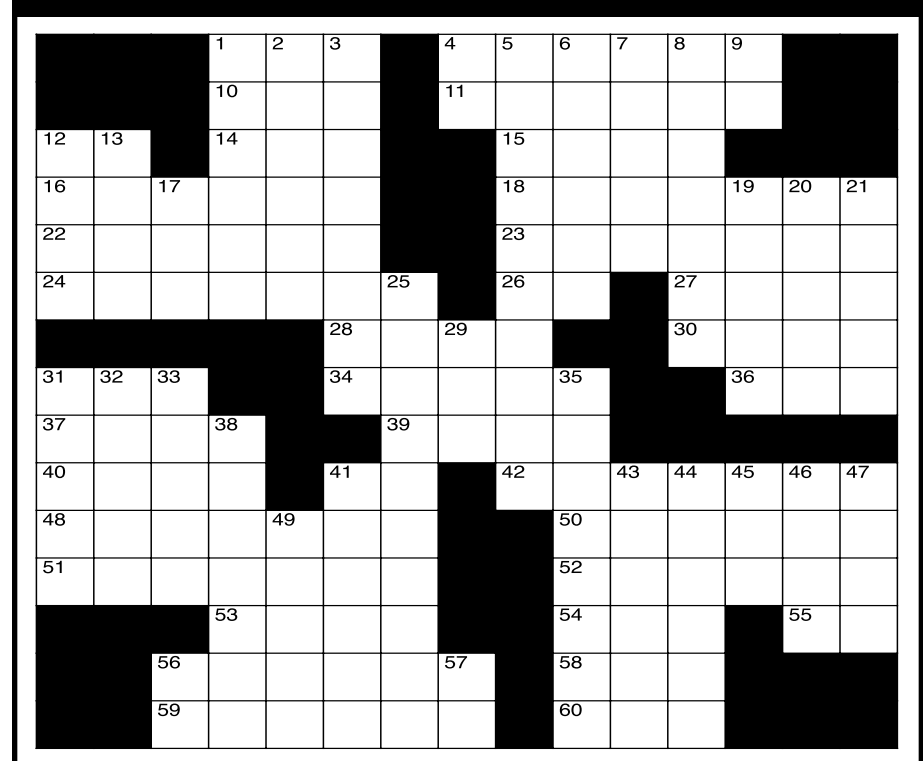
If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **March 12, 2018** 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 January 25, 2018.

Attest:
Deborah J. Patterson
Recorder
17-031038
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.



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| CLUES ACROSS | 36. Monetary unit | CLUES DOWN | constellation |
| 1. Plural of be | 37. Sweet potatoes | 1. Enrages | 31. Promotes |
| 4. Dress | 39. Tropical Asian plant | 2. Capital of Saudi Arabia | enthusiastically |
| 10. Nothing | 40. Guilty or not guilty | 3. Uses in an unfair way | 32. Malaysian inhabitant |
| 11. Relating to apes | 41. Carbon dioxide | 4. Cesium | 33. Ancient units of measurement |
| 12. They protect and serve | 42. Able to arouse intense feeling | 5. Written works | 35. An unspecified period |
| 14. Swindle | 48. Earl's jurisdiction | 6. Breakfast item | 38. Frame house with up to three stories |
| 15. Show's partner | 50. Omitted | 7. Found in showers | 41. Lassie is one |
| 16. Lift | 51. Heartbeat | 8. A way of fractioning | 43. Martinis have them |
| 18. Raise up | 52. Albania capital | 9. Unit of measurement | 44. Rant |
| 22. Do something to an excessive degree | 53. Fashion accessory | 12. Sailboat | 45. Famed journalist |
| 23. Occupies | 54. Interaction value analysis | 13. Indian goddess | 46. Opening |
| 24. Power-driven aircraft | 55. Symbol of exclusive ownership | 17. For each | 47. Round Dutch cheese |
| 26. Indicates position | 56. More promising | 19. Farewell | 49. Archaic form of do |
| 27. Matchstick games | 58. ___ student, learns healing | 20. Ethnic group of Sierra Leone | 56. Once more |
| 28. This and ___ | 59. Nonresident doctor | 25. Measures intensity of light | 57. Registered nurse |
| 30. No longer here | 60. Midway between east and southeast | 29. Small, faint | |