

# Public Notices

**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **GEORGE E. DUPUIS to COUNTRY BANK FOR SAVINGS**, dated April 8, 2010 and recorded with the Hampden County Registry of Deeds in Book 18731, Page 496, 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 11:00 a.m.** on the **18th day of May, 2017**, on the mortgaged premises believed to be known as **185 Miller St., Ludlow, Hampden County, Massachusetts**, all and singular the premises described in said Mortgage, to wit:

"Property Address: 185 Miller Street, Ludlow, Massachusetts  
The Land in Ludlow, Hampden County, Massachusetts, consisting of two parcels as set forth in "Plan of Land, Miller Street, Ludlow, Massachusetts for Rose Dubuque, 185 Miller Street, Ludlow, Massachusetts" recorded with

Hampden County Registry of Deeds in Book 178, Pages 80 and 81, and more particularly bounded and described as follows:

**PARCEL ONE:** Beginning at a point at the southeasterly corner or land now or formerly owned by one LaBossiere, thence SOUTH 35° 29' 42" EAST, along Miller Street, One Hundred Seventy and No/100 (170.00) feet to an iron pin; thence SOUTH 21° 51' 00" EAST, Four Hundred Four and 90/100 (404.90) feet to an iron pin; thence at a triangle along a wire fence and along land now or formerly owned by the Commonwealth of Massachusetts Turnpike Authority NORTH, 58° 48' 02" WEST. Six Hundred Forty-four and 79/100 (644.79) feet to an iron pin; thence NORTH, 14° 13' 12" WEST, Eighty-One and 19/100 (81.19) feet to an iron pin; thence at a right angle NORTH, 72° 30' 23" EAST, along land now or formerly of said LaBossiere, Three Hundred Thirty-seven and 69/100 (337.69) feet to an iron pin to the point of beginning; being Parcel "A" on said Plan.  
**PARCEL TWO:** Beginning at an iron pin at the North-easterly corner of land now or formerly of Leo O. and Helen M. LaBossiere, thence running SOUTH, 58° 48' 02" EAST, Three Hundred Thirty-Five and 19/100 (335.19) feet along land now or for-

merly owned by the Commonwealth of Massachusetts Turnpike Authority to an iron pin; thence at a triangle SOUTH, 81° 42' 58" WEST, along land now or formerly of Frank A. Nietupski, et ux, Two Hundred Sixty-four and 79/100 (264.79) feet to a 36 inch (36") three with an iron pin set on the east side thereof; thence NORTH, 6° 38' 52" WEST, Two Hundred Thirteen and 22/100 (213.22) feet to an iron pin and to the point of beginning; being Parcel "B" on said plan. Subject to Order of Conditions issued by the Town of Ludlow Conservation Commission recorded in aforesaid Registry in Book 15741, Page 582.

Subject to Special Permit issued by the Town of Ludlow Planning Board recorded in aforesaid Registry in Book 12334, Page 167. Subject to Notice of Decision granting variance by the Ludlow Board of Appeals recorded in aforesaid Registry in book 16388, Page 447."

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:** TEN THOUSAND AND 00/100 (\$10,000.00) 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

Dated: March 21, 2017  
Its Attorneys  
03/29, 04/05, 04/12/17

**NOTICE OF PLANNING BOARD RESCHEDULED HEARING Relative to PROPOSED ZONING BYLAW AMENDMENTS Pursuant to G.L. c. 40A, § 5 LEGAL NOTICE ZONE CHANGE**

The Planning Board of the Town of Ludlow will hold a RESCHEDULED public hearing to discuss proposed amendments to the town's zoning bylaws. The public hearing will be held as follows:

**Place:** Ludlow Town Hall, Selectmen's Conference Room, 3rd floor  
**Date:** Thursday, April 13, 2017\*  
**Time:** 7:00 p.m.  
**Applicant:** Dominic Torretti  
**Location:** 252 West Street (Assessors' Map 2C - Parcel 4)

The subject matter of the proposed amendment is as indicated below. The complete text and maps relative to the proposed amendments are available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

**Zone Change Requested from:** Agriculture to Industrial A  
**Reason for Requested Change:** Change zoning to allow addition of building

**Raymond Phoenix**  
Chairman

\*If the Planning Board meeting of April 13, 2017 is cancelled due to inclement weather, the public hearing will be re-scheduled to April 27, 2017.

03/29, 04/05/17



Thank you  
St. Jude for  
prayers answered.  
TWB

*The Ludlow Register*  
**OBITUARY POLICY**

Turley Publications offers two types of obituaries.

One is a free, brief **Death Notice** listing the name of deceased, date of death and funeral date and place.

The other is a **Paid Obituary**, costing \$89, which allows families to publish extended death notice information of their own choice and may include a photograph. **Death Notices & Paid Obituaries** should be submitted through a funeral home to: [obits@turley.com](mailto:obits@turley.com).

*Exceptions will be made only when the family provides a death certificate and must be pre-paid.*

## Free workshop series for dementia caregivers

SPRINGFIELD – Savvy Caregiver, a free six-session training series for family and friends living with someone with Alzheimer's or dementia, will begin on Thursday, April 27, at Greater Springfield Senior Services, Inc. (GSSSI). The sessions will be held on Fridays from 1:30-3:30 p.m. through June 1. Class size is limited to 15 people, so register by April 21.

Developed by experts in caregiving techniques, Savvy

Caregiver goes beyond introductory educational offerings and provides clinical-level training for family caregivers. Participants will graduate with skills to assess the abilities of their loved ones, strategies to manage activities of daily living, and a perspective on the course of Alzheimer's and related disorders.

Participants will receive a manual to refer to at home, and will have "homework" following each session that

will provide opportunities to practice new skills, put new knowledge to the test, and assess how things are working between sessions.

"The Savvy Caregiver Program helps caregivers better understand the changes their loved ones are experiencing, and how to best provide individualized care for them throughout the progression of the disease. Participants will also learn how to feel better about their caregiver role

and how to care for themselves," said Karen Martin, GSSSI community services director.

The program will be conducted by certified Savvy Caregiver practitioners Brenda Labbe and Anna Wilkinson, GSSSI family caregiver specialist and options counselor. GSSSI is located at 66 Industry Avenue in Springfield.

For more information or to register, call 413-781-8800, ext. 306.



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