

Public Notices

**LUDLOW PLANNING BOARD
LEGAL NOTICE
SPECIAL PERMIT /
HOME OCCUPATION**

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on Thursday, April 27, 2017 at 7:15 p.m. on the application of Norbert A. Pereira of 89 Cislak Drive, Ludlow, MA for Home Office – home improvement business (B P Home Improvement & Repair). Site plans, if applicable, are on file for inspection in the Planning Board Office.

Edgar Minnie
04/12, 04/19/17

**LUDLOW PLANNING BOARD
LEGAL NOTICE
SITE PLAN**

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, April 27, 2017 at 7:00 p.m.** on the application of Abilio A. Borges (Borges Construction Inc.), for property located at 165 Carmelinas Circle, Ludlow, MA (Assessors' Map 26, Parcels 7E & 7V) for the purpose of: addition of a 70' x 10' detached lean-to. The plans (if applicable) and application information are on file in the Planning Board Office for inspection.

Edgar Minnie
Chairman
04/12, 04/19/17

**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 Northeasterly 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 formerly 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

**HEARING: JPZ, INC.
WILBRAHAM
BOARD OF HEALTH
PUBLIC HEARING**

The Wilbraham BOH will be holding a Public Hearing on **April 24, 2017 at 7 p.m.** regarding the application by JPZ Inc., for a Major Modification of an Existing Site Assignment for a Solid Waste Handling Facility at 120 Old Boston Road, Wilbraham, MA 01095. The meeting location will be 240 Springfield St., Wilbraham, MA 01095. The existing transfer station facility is currently permitted to accept a maximum of 645 tons per day and an average of 500 tons per day of construction and demolition waste and tires. The maximum annual disposal is 156,000 tons per year. No change in these ton-

nage limits is being sought. The modification to site assignment is being sought to accept municipal solid waste and mildly contaminated soils. The current Site Assigned area is 23.2 acres. No increase in area is proposed. The proposed hours of operation are 7:00 AM to 6:00 PM, Monday through Friday, and 7:00 AM to 5:00 PM on Saturday. The Department of Environmental Protection has issued a Report in which it determines that the above described place is a suitable place for the proposed facility. Copies of the Department's Report on Suitability and the site suitability criteria (310 CMR 16.00) are available for copying and examination along with the application at the Wilbraham Town Hall in the Board of Health office during Town Hall hours of Monday through Friday 8:30 AM to 4:30 PM. The applicant is JPZ, Inc., 295 Pasco Road, Springfield, MA 01151. Written comments on the application must be received by the Board of Health **no later than April 21, 2017 at 4 p.m.** Any person(s) wishing to intervene or participate in this proceeding should submit to the Board of Health, **no later than April 17, 2017**, a written petition for leave to intervene or participate, pursuant to 310 CMR 16.20(9). **The address to which the comments and such petitions should be mailed is Wilbraham Board of Health 240 Springfield Street, Wilbraham, MA 01095.**
04/13/17

**LEGAL NOTICE
SPECIAL PERMIT
AMENDMENT / SITE
PLAN ADDENDUM**

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, April 27, 2017 at 7:30 p.m.** on the application of Vanished Valley Brewery, Inc., for property located at 782 Center Street, Ludlow, MA (Assessors' Map 17, Parcel 120) for the purpose of: remove no point-of-sale

operations to the general public from original Special Permit. Site Plan Addendum will show handicapped parking for brewery. The plans (if applicable) and application information are on file in the Planning Board Office for inspection.

Edgar Minnie
Chairman
04/12, 04/19/17

**Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
50 State Street
Springfield, MA 01103
(413)748-8600
Docket No. HD17P0045EA**

**Estate of:
Sean Paul Getty
Date of Death:
August 3, 2016
INFORMAL PROBATE
PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Carol E Getty** of Springfield, MA

Carol E Getty of Springfield, 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.
04/12/17

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