Commonwealth of

Massachusetts

The Trial Court

Hampden Probate and

Family Court

50 State Street

Springfield, MA 01103

Docket No. HD19P2229PM

In the matter of:

Alice A MacDonald

of Agawam, MA

Protected Person/

Disabled Person/

Respondent

CITATION GIVING

NOTICE OF

CONSERVATOR'S

ACCOUNT

and all other interested per-

sons, you are hereby noti-

fied pursuant to Rule 72 of

the Supplemental Rules of

the Probate & Family Court,

that the Conservator's

Third Account(s) of Jewish

Family Service of Western

MA of Springfield, MA as

Conservator of the property of

said Respondent has or have

DEPARTMENT

To the named Respondent

<u>Public Notices</u>

AGAWAM CONSERVATION COMMISSION LEGAL AD

The Agawam Conservation Commission will meet on Thursday, May 25, 2023 at 6:00PM at the Agawam Senior Center, 954 Main St, Agawam, Ma. The purpose of this meeting will be to hear the Request for Determination of Applicability of Murphy on property at 664 Suffield Street.

By Order of Henry A. Kozloski, Chairman AGAWAM CONSERVATION COMMISSION 5/18/2023

Legal Ad **AGAWAM CONSERVATION COMMISSION**

The Agawam Conservation Commission will hold a public hearing on Thursday, May 25, 2023 at 6:05 PM at the Agawam Senior Center, 954 Main Street, Agawam, MA. The purpose of this hearing will be to hear the Notice of Intent Application of the Town of Agawam for work to be performed at 1070 Suffield Street subject to the Massachusetts Wetlands Protection Act.

By Order of Henry A. Kozloski, Chairman AGAWAM CONSERVATION COMMISSION

05/18/2023

Commonwealth of Massachusetts **The Trial Court Probate and Family Court Hampden Division** Docket No. HD23P0812EA Estate of: LOUISE BALBONI Date of Death: February 08, 2023 INFORMAL PROBATE **PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner MICHAEL D BALBONI of AGAWAM, MA

a Will has been admitted to informal probate.

MICHAEL D BALBONI of AGAWAM, 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 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. 05/18/2023

Commonwealth of Massachusetts The Trial Court **Probate and Family Court** Hampden Probate and **Family Court** 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD19P2234EA

Estate of: Helen Beane Date of Death: 01/20/2017 CITATION ON PETITION FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE

To all interested persons: A Petition for Sale of Real Estate has been filed by: John J Ferriter of Holvoke MA requesting that the court authorize the Personal Representative to sell the decedent's real estate at a pri-

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the court. You have a right to object to this proceeding. To do so, you or your attorney must file a written

appearance and objection at this court before: 10:00 a.m. on the return day of 05/31/2023. This is NOT a hear-

ing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice

WITNESS, Hon. Barbara M Hyland, First Justice of this Court.

Date: May 11, 2023 Rosemary A Saccomani Register of Probate 05/18/2023

Commonwealth of Massachusetts The Trial Court **Hampden Probate and Family Court 50 State Street** Springfield, MA 01103 (413)748-7758 Docket No. HD21P1192EA Estate of: John William Coughlin, Jr. Also known as: John W. Coughlin, Jr. Date of Death: 04/17/2021 CITATION ON PETITION FOR ORDER OF COMPLETE **SETTLEMENT**

A Petition for Order of Complete Settlement has been filed by Sean F. Coughlin of East Longmeadow, MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/13/2023.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

WITNESS, Hon. Barbara M. Hyland, First Justice of this Court.

Date: May 09, 2023

Rosemary A. Saccomani Register of Probate 05/18/2023

been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before 10:00 A.M. on the return date of 06/20/2023. This day is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection by the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE The Outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The abovenamed person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Barbara M. Hyland, First Justice of this Court. Date: May 11, 2023

Rosemary A. Saccamoni Register of Probate

05/18/2023

Legal Notice of Private Sale

SEE MORE PUBLIC NOTICES ON PAGE 10

Notice is hereby given by USA Towing, 71 Garden St., Feeding Hills, MA 01030, sale of a motor vehicle pursuant to the provisins of M.G.L. C. 255, Section 39A, that on May 29, 2023 at 8:00 a.m., at USA Towing, said motor vehicle will be sold at a private sale to satisfy the garage keeper's lien for towing, storage and costs of sale.

2017 Appalachia Trailer VIN: 541FC3433HM000739 NO PLATES ON TRAILER Last known reg. owner: Cruz Fontanez 19 Yale St., Springfield, MA 01109

2009 Subaru Forester VIN: JF2SH63619H775637 Plate#: 1RTK39 - MA Last known reg. owner: Maureen Sheehan, 438 Springfield St., Apt. 15 Agawam MA 01001

TOTAL

05/11, 05/18, 05/25/2023

Capital

LEGAL NOTICE **PUBLIC HEARING** AGAWAM CITY COUNCIL

The Agawam City Council will conduct a Public Hearing on Monday, June 5, 2023, at 7:00 pm, at a Regular Meeting of the Agawam City Council to be held at the Agawam Senior Center Veterans Hall, 954 Main Street, Agawam, MA on the proposed Annual Operating Budget for Fiscal Year 2024, as submitted to the City Council by Mayor William Sapelli on May 11, 2023. The Annual Operating Budget for Fiscal Year 2024 is available for public inspection at the City Clerk's Office, 36 Main Street, Agawam, MA between the hours of 8:30am to 4:30pm, Monday through Friday. It is also available at the Agawam Public Library, 750 Cooper Street, Agawam, MA and the Agawam Senior Center, 954 Main Street, Agawam, MA. For an online version, please visit the town website at www.agawam.ma.us or contact the Clerk's Office.

Purchased

Christopher C. Johnson City Council President

CHART OF APPROPRIATIONS FISCAL YEAR 2024 BUDGET

Personnel

\$171,537 \$416,390 \$34,446 \$119,388 \$184,666 \$286,110 \$201,607 \$207,928 \$313,726 6,167,764 4,466,246 \$347,148 \$915,802 \$197,182 1,099,273 \$221,690	\$12,600 \$113,775 \$225 \$107,000 \$910 \$5,735 \$137,500 \$301,643 \$27,060 \$406,919 \$110,560 \$11,600 \$8,000	\$500 \$20,000 \$4,800 \$95,107 \$65,250 \$0	\$285,100	\$184,637 \$530,165 \$34,671 \$226,388 \$185,576 \$291,845 \$339,107 \$529,571 \$345,586
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Public Notices

MASSACHUSETTS SALE OF REAL ESTATE UNDER G.L. c. 183A, § 6

By virtue of an Order of the Hampden County Superior Court (Docket No. 2279CV00638) in favor of Corey Colonial Condominium Association (the "Association") against the Estate of John F. Lemke, Through Its Personal Representative Matthew Lemke, and Not Individually, establishing a lien pursuant to G. L. c. 183A, § 6 on the real estate known as Unit 53 in the Corey Colonial Condominium, for the purpose of satisfying said lien, the real estate will be sold at Public Auction commencing at 1:00 o'clock p.m. on May 31, 2023 at Corey Colonial Condominium, Unit 53, Agawam, Hampden County, Massachusetts. The real estate to be sold is more particularly described as follows:

The Unit known as No. 53 Type Townhouse in Hingham House ("Building") of COREY COLONIAL, Corey Street, Agawam, Hampden County, Massachusetts, a condominium (the "Condominium") established by the Colebrook Corporation pursuant to M.G.L. Chapter 183A ("Chapter 183A") by Master Deed dated August 1, 1979 and recorded on August 2, 1979 with the Hampden County Registry of Deeds, Book 4807, Page 227, which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in said Registry and on the copy of the portion of said plans attached thereto and made a part thereof, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter

Said Unit is conveyed together with:

An undivided proportionate interest (expressed as a percentage) in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit of .6250%.

An exclusive right to use the patio area which extends approximately 10-12 feet perpendicularly from the building line to which the Unit has direct access from the rear of

An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the Building, or which may come into tence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of

An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit.

Rights and easements in common with other Unit Owners, all as described in the Declaration of Easements by the Grantor dated January 13, 1975 and recorded with said

Registry, Book 4091, Page 148, which is incorporated herein by reference (hereinafter referred to as 'Declaration of Easements").

Said Unit is conveyed sub-

The provisions of the Declaration of Easements.

Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units for Common Elements on the Unit, now existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the "Building" or as a result of repair or restoration of the Building or of any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.

An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit or elsewhere on the Property and serving such other units.

Exclusive rights in favor of the owners of other units to use the patio areas described in their respective unit deeds.

The provisions of, and matters referred to in the Master Deed, By-Laws and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instrument recorded with said Registry, which provisions and matters, together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.

The Unit is intended only for residential purposes, no use may be made of the Unit except as a residence of the Owner thereof or his permitted lessees an members of their immediate families, no residential use may be made thereof by more than one family or by more than three (3) persons that are not related by blood or marriage, and no portion of all thereof may be used as a professional office, whether or not accessory to a residential use.

Being the same premises conveyed to Bethany L. Daley by deed of Jeanette S. Bishop dated April 12, 2004 and recorded in the Hampden County Registry of Deeds, Book 14094, Page 157.

For title, see Deed to John F. Lemke dated May 27, 2005, and recorded with the Hampden County Registry of Deeds in Book 15092, Page

In the event of a typographical error or omission contained in this publication, the description of the real estate contained in said Unit Deed shall control.

TERMS OF SALE

(1) A nonrefundable deposit payable by certified check or by bank check in the amount of Five Thousand Dollars (\$5,000.00) shall be payable at the time and place of the Auction.

(2) The balance of the

purchase price is to be paid by certified check or by bank check within thirty (30) days of the auction.

- (3) An Auctioneer's Release Deed will be issued to purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the Auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens or encumbrances is made in the Auctioneer's Release Deed.
- (4) Additionally, and not by way of limitation, the sale of the real estate shall be subject to and with the benefit of any and all tenants, tenancies and occupants, if any.
- (5) Condominium Association reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date. Successful bidder will be responsible for paying the Massachusetts State Documentary Tax Stamps and all recording fees.
- (6) No representation is or shall be made as to any amount of real estate taxes which may be due and outstanding. The successful bidder shall take subject to any such taxes or municipal assessments.
- (7) The successful bidder shall pay the future condominium common charges. including any special assessment installments that become due, commencing with the date of the auction and any outstanding special assessments. At Auction the Condominium Association reserves the right to charge the successful bidder a buyer premium of no more than five (5%) of the successful bid amount
- (8) No representation is or shall be made as to any other mortgages, liens or encumbrances of record.
- (9) No representation is or shall be made as to the condition of the Unit or the Condominium. The Unit shall be purchased "AS IS ."
- (10) In the ever default by the high bidder at the auction sale, the Condominium Association reserves the right to sell the Unit to the second highest bidder, at that bidder's highest bid, under the same terms and conditions as were offered at the auction and without re-offering the Unit at auction.
- (11) Other terms, if any, shall be announced at the Auction.
- (12)This Auction is subject to and in accordance with the Findings and Order, a copy of which may be obtained from the Association's counsel, Robert C. Sacco, of Lyon & Fitzpatrick, LLP, 14 Bobala Road, 4th Floor, Holyoke, Massachusetts 01040, (413) 536-4000

COREY COLONIAL CONDOMINIUM ASSOCIATION, By its attorney,

LYON & FITZPATRICK. LLP

Robert C. Sacco, Esq., BBO #552250 14 Bobala Road, 4th Floor Holyoke, MA 01040 (413) 536-4000 FAX: (413) 536-3773 05/04, 05/11, 5/18/2023

COMMONWEALTH OF MASSACHUSETTS SALE OF REAL ESTATE UNDER G.L. c. 183A, § 6

By virtue of an Order of the Hampden County District Court Springfield Division (Docket No. 2223CV000560) in favor of The Plantation Condominium Association through the Board of Managers of The Plantation Condominium, (the "Association") against Steven D. Pope and Evelyn Mikuszewski, establishing a lien pursuant to G. L. c. 183A, § 6 on the real estate known as Unit 14 in the Plantation Condominium, for the purpose of satisfying said lien, the real estate will be sold at Public Auction commencing at 11:00 o'clock a.m. on May 31, 2023 at 14 Plantation Drive, Unit 14, Agawam, Hampden County. Massachusetts. The real estate to be sold is more particularly described as follows:

A condominium, the (Unit) known as No. 14. Type Townhouse in Hadley House ("Building") of the Plantation, 265 School Street, Agawam, Hampden County, Massachusetts, a condominium (the "Condominium") established by the Grantor pursuant to Massachusetts General Laws, Chapter 183A ("Chapter 183A") by Master Deed dated January 13, 1975 and recorded on January 13, 1975 with Hampden County Registry of Deeds, Book 4091, Page 84, which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in said Registry and on the copy of the portion of said plans attached thereto and made a put thereof, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter

Said Unit is conveyed

- together with: 1. An undivided proportionate interest (expressed as a percentage) in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit of 1.5625%. In the event Phase II of Phases II and III are added to the Condominium pursuant to Article 7 of the Master Deed, the undivided interest of the Unit in the Common Elements shall be and become that specified for the respective Phase in Article 3 of the Master
- 2. An exclusive right to use the patio area which extends approximately 12 feet perpendicularly from the building line to which Unit has direct access from the rear of the Unit.
- 3. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the building, or which may come in to existence hereafter as a result of settling or shifting of the Building, or as a result of repair of restoration of the Building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alter-

ation or repair to the Common Elements made by or with the consent of the Board of Managers.

- 4. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property and serving the Unit.
- 5. Rights and easements in common with other Unit Owners, all as described in the Declaration of Easements by the Grantor dated January 13, 1975 and recorded with said Registry, Book 4091, Page 148, which is incorporated herein by reference (hereinafter referred to as "Declaration of Easements").

Said Unit is conveyed subject to easements; rights and provisions as set forth in instrument recorded in Hampden County Registry of Deeds in Book 5000, Page 86.

Being same premises conveyed to Bonnie S. Hart by deed of William A. Franks, Jr. and Rita C. Franks dated September 26, 1985 and recorded in the Hampden County Registry of Deeds in Book 5910, Page 191.

For title, see Deed to Steven D. Pope and Evelyn Mikuszewski dated May 28, 2021 and recorded with the Hampden County Registry of Deeds in Book 23913, Page

In the event of a typographical error or omission contained in this publication, the description of the real estate contained in said Unit Deed shall control.

TERMS OF SALE

- (1) A nonrefundable deposit payable by certified check or by bank check in the amount of Five Thousand Dollars (\$5,000.00) shall be payable at the time and place of the Auction.
- (2) The balance of the purchase price is to be paid by certified check or by bank check within thirty (30) days of the auction.
- (3) An Auctioneer's Release Deed will be issued to purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the Auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to improvements, outstanding tax titles, municipal or other public taxes, assessments. liens, or claims in the nature of liens or encumbrances is made in the Auctioneer's Release Deed.
- (4) Additionally, and not by way of limitation, the sale of the real estate shall be subject to and with the benefit of any and all tenants, tenancies and occupants, if any.
- (5) Condominium Association reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date. Successful bidder will be responsible for paying the Massachusetts State Documentary Tax Stamps and all recording fees.
 - (6) No representation is

or shall be made as to any amount of real estate taxes which may be due and outstanding. The successful bidder shall take subject to any such taxes or municipal assessments.

- (7) The successful bidder shall pay the future condominium common charges, including any special assessment installments that become due, commencing with the date of the auction and any outstanding special assessments. At auction the Condominium Association reserves the right to charge the successful bidder a buyer premium of no more than five (5%) of the successful bid amount.
- (8) No representation is or shall be made as to any other mortgages, liens or encumbrances of record.
- (9) No representation is or shall be made as to the condition of the Unit or the Condominium. The Unit shall be purchased "AS IS."
- (10) In the event of a default by the high bidder at the auction sale, the Condominium Association reserves the right to sell the Unit to the second highest bidder, at that bidder's highest bid, under the same terms and conditions as were offered at the auction and without re-offering the Unit at auction.
- (11) Other terms, if any, shall be announced at the Auction.
- (12) This Auction is subject to and in accordance with the Findings and Order, a copy of which may be obtained from the Association's counsel, Robert C. Sacco, of Lyon & Fitzpatrick, LLP, 14 Bobala Road, 4th Floor, Holyoke, Massachusetts 01040, (413) 536-4000.

THE PLANTATION CONDOMINIUM ASSOCIATION THROUGH THE BOARD OF MANAGERS OF THE **PLANTATION CONDOMINIUM** By its attorney,

LYON & FITZPATRICK, LLP

Robert C. Sacco, Esq., BBO #552250 14 Bobala Road, 4th Floor Holyoke, MA 01040 (413) 536-4000 FAX: (413) 536-3773 rsacco@lyonfitzpatrick.com 05/04, 05/11, 5/18/2023

PUBLIC NOTICE **DESTRUCTION OF** STUDENT SPECIAL

EDUCATION RECORDS Changes made to record retention laws now require gawam Public Schools **Special Education Records** to be retained for five years rather than seven years after the student has either graduated, aged out, moved out of Agawam or has been dismissed from Special **Education Services.**

Agawam Public Schools Special Education records from the 2017-2018 school year will be destroyed after July 7, 2023. Any person(s) who have graduated, aged out, moved out of Agawam or has been dismissed from Special Education Services during the 2017-2018 school year may sign a release and pick up their special education file at the Agawam Special Education Department, 760 Cooper Street Agawam, 8:00 a.m. - 2:30 p.m. before July 7th. If you have any questions please call Jennifer Roberts at 413-726-1658 or email Jroberts@agawamed.org. 05/11, 05/18/2023