

PUBLIC NOTICES

TOWN OF CHESTERFIELD
LEGAL NOTICE

A Public Hearing will be held starting at **6:30 PM on Monday, December 8, 2025** in the Chesterfield Community Center, 400 Main Road to consider a Special Permit Application for Hilltown Anonymous Theatre, represented by Erica Tarpening-Romeo, for a 2-day per year use of the horse barn located on 92 North Road (Assessor’s Map 14, parcel 14-25-0), under Use 3.025 Commercial and Non-Profit Recreation Development. Special permit is required by Section 7.2 pages 102-7 of the Chesterfield Zoning Bylaw.

Sarah Hamilton, Acting Chair
Chesterfield Planning Board
11/13, 11/20/2025

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 Matthew F. Montague and Happy Montague to Peter E. Montague and Mary P. Montague, Trustees of the Peter and Mary Montague Living Trust, said mortgage being dated June 6, 2014, and re-

corded in the Hampshire County Registry of Deeds in Book 11659, Page 145, 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 Tuesday, December 9, 2025**, upon the premises described in said mortgage, namely 61 Chesterfield Road, Westhampton, Hampshire County, Massachusetts, all and singular the premises described in said mortgage, to wit:

A certain parcel of land in Westhampton, Hampshire County, Massachusetts, with the improvements thereon, located on the easterly side of Chesterfield Road, and being shown as Lot A on a plan of land entitled, “Plan of Land in Westhampton, Massachusetts Prepared for Peter E. Montague,” prepared by Holmberg & Howe, Inc. dated May 17, 2013 and recorded in the Hampshire County Registry of Deeds, Plan Book 229, Page 121, to which plan reference may be made for a more particular description.

Containing 6.50 acres of land, more or less

Being the same premises conveyed to the Mortgagors by deed from Peter E. Montague and Mary P. Montague, Trustees of the Peter and Mary Montague Living Trust, Dated July 2, 2009, recorded in the Hampshire County Registry of Deeds immediately prior hereto, and subject to the right of first refusal in said deed.

Said premises will be sold subject to and/or with the benefit of any and all rights, rights of way, restrictions, easements, improvements, covenants, outstanding tax title, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of parties in possession, and existing encumbrances of record created prior to the mortgage, if any there be, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the Deed.

No representations, express or implied, are made with respect to any matter concerning the premises which will be sold “as is”.

The successful high bidder will be responsible for paying the Massachusetts State Documentary Tax Stamps, all closing

costs and all recording fees.

TERMS OF SALE: The highest bidder in the sale shall be required to deposit cash, bank treasurer’s check or certified check in the amount of **TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)** at the time and the place of the sale of the premises to qualify as a bidder (the present holder of the mortgage is exempt from this requirement) to be held by the Mortgagee. The successful bidder will also be required to deposit an additional sum equal to ten percent (10%) of the amount bid less the \$25,000.00 deposit (but no less than \$25,000) with the Mortgagee’s auctioneer, Aaron Posnik & Co., Inc., 31 Capital Drive, West Springfield, Massachusetts 01089 or the Mortgagee’s attorney as may be directed within five (5) days of the date of the sale to be held by the Mortgagee, and the balance of the purchase price shall be paid in cash, certified or bank treasurer’s check at the closing which shall occur within thirty (30) days after the date of foreclosure sale, time being of the essence, unless the Mortgagee agrees otherwise. The successful bidder at the sale

will also be required to pay a buyer’s premium of 5% and shall sign a Memorandum of Terms of Sale containing the above terms at the auction sale.

In the event that the successful bidder at the public auction shall default in purchasing the within described property according to the terms of this Notice of Mortgagee’s Sale and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgagee reserves the right, at its election, to sell the property to the second highest bidder at the public auction provided that Mortgagee, in its discretion, may require (1) said second highest bidder to deposit the amount of the required deposit as set forth herein within three (3) business days after written notice to the second highest bidder of the default of the previous highest bidder, (2) the second highest bidder to execute a Memorandum of Sale, and (3) the closing to occur within twenty (20) days of said written notice, time being of the essence unless the Mortgagee agrees otherwise. The Mortgagee reserves the right to sell any parcel or any portion thereof separately, or in any order that

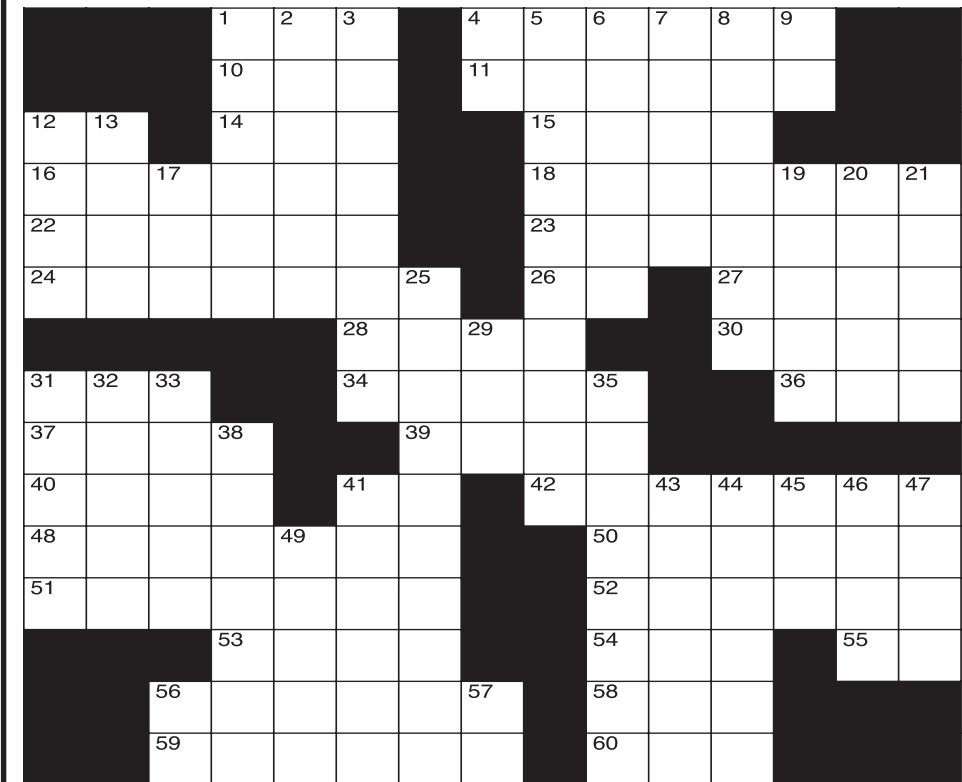
Mortgagee may choose and/or to postpone this sale to a later time or date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms, if any, to be announced at the time and place of the sale.

The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Peter E. Montague and Mary P. Montague, Trustees of the Peter and Mary Montague Living Trust
Present Holder of said Mortgage

By: Francis R. Mirkin,
Its Attorney
BACON WILSON, P.C.
33 State Street
Springfield, MA 01103
413-781-0560
11/13, 11/20, 11/27/2025



CLUES ACROSS

- 1. Popular broadcast network
- 4. Train line
- 10. Go quickly
- 11. Straightforward
- 12. Canadian province
- 14. Swiss river
- 15. It can be straight or curved
- 16. Edit
- 18. Utter repeatedly
- 22. Gotten up
- 23. Sea vessel
- 24. Agents of one's demise
- 26. Not out
- 27. Something to scratch
- 28. A round water pot
- 30. Slang for cylindrical green fruit
- 31. Promotions

- 34. Masses of matter
- 36. Soviet Socialist Republic
- 37. Nightstand item
- 39. The content of cognition
- 40. Arab ruler
- 41. Northern U.S. state
- 42. Chewed in small bites
- 48. Hawaiian island
- 50. More thin
- 51. Of one
- 52. Rigid bracelet or anklet
- 53. Barbary sheep
- 54. Not even
- 55. Atomic #106
- 56. Haggle
- 58. Boxing's GOAT
- 59. Division of a group into opposing factions

- 60. Vietnamese offensive

CLUES DOWN

- 1. Horse-drawn carriage
- 2. Prejudices
- 3. Peacefully
- 4. University athletic official
- 5. Soldiers
- 6. Large mollusk
- 7. Take out again
- 8. Sour or bitter in taste
- 9. Songwriter Tunstall
- 12. Husk of wheat
- 13. Flexible covering in some birds
- 17. Energy
- 19. Night monkey genus
- 20. Small nails
- 21. Colorless volatile liquid
- 25. In a way, changes integrity

- 29. Mark Wahlberg's stuffed animal
- 31. Remember it
- 32. "Good Will Hunting" lead man
- 33. Pleasant facial expression
- 35. Sea vessel
- 38. Lacking poetic beauty
- 41. Tall, swift and slender dog
- 43. Sports personality Michelle
- 44. Robber
- 45. Liquefied natural gas
- 46. Snakelike fish
- 47. Sediment at bottom of a liquid
- 49. Crimean seaport
- 56. Bad grades
- 57. Popular S. Korean rapper

THIS WEEK'S HOROSCOPES

ARIES

Mar 21/Apr 20

Aries, you understand that when you're working hard toward a goal, the process isn't always straightforward. You may tolerate a fair amount of challenges along the path this week.

TAURUS

Apr 21/May 21

Taurus, it may seem like others around you do not get your sense of humor. While you're confident at telling stories, it takes others a bit of time to appreciate your funny side.

GEMINI

May 22/Jun 21

Gemini, you may be tempted to look past a recent challenge. But reflecting on that adversity and your ability to overcome it will soon pay dividends.

CANCER

Jun 22/Jul 22

Keeping an open mind is one of your strong suits, Cancer. Your willingness to see all sides has benefitted your in numerous ways, and that outlook will continue to bear fruit.

LEO

Jul 23/Aug 23

Dramatic occasions and grand gestures draw your attention this week, Leo. But don't forget to focus on some of the little things that make up most of your days.

VIRGO

Aug 24/Sept 22

Virgo, you notice everything that goes on around you, and you're aware of your own moods, too. That self-awareness serves you well in your relationships.

LIBRA

Sept 23/Oct 23

Libra, even though you generally do not like dealing with uncertainty, this week you're stuck operating without a lot of advanced information. Trust your instincts.

SCORPIO

Oct 24/Nov 22

Sometimes you are hesitant to share your opinions until you feel certain that they are correct, Scorpio. But this week you may miss out if you're being too cautious.

SAGITTARIUS

Nov 23/Dec 21

You're impressed when others carry themselves with confidence, Sagittarius. Learn from their behavior and emulate what you see. You will like the results.

CAPRICORN

Dec 22/Jan 20

Real life requires compromise. Lately it's been your way or the highway, and those around you are taking notice. Don't risk alienating them.

AQUARIUS

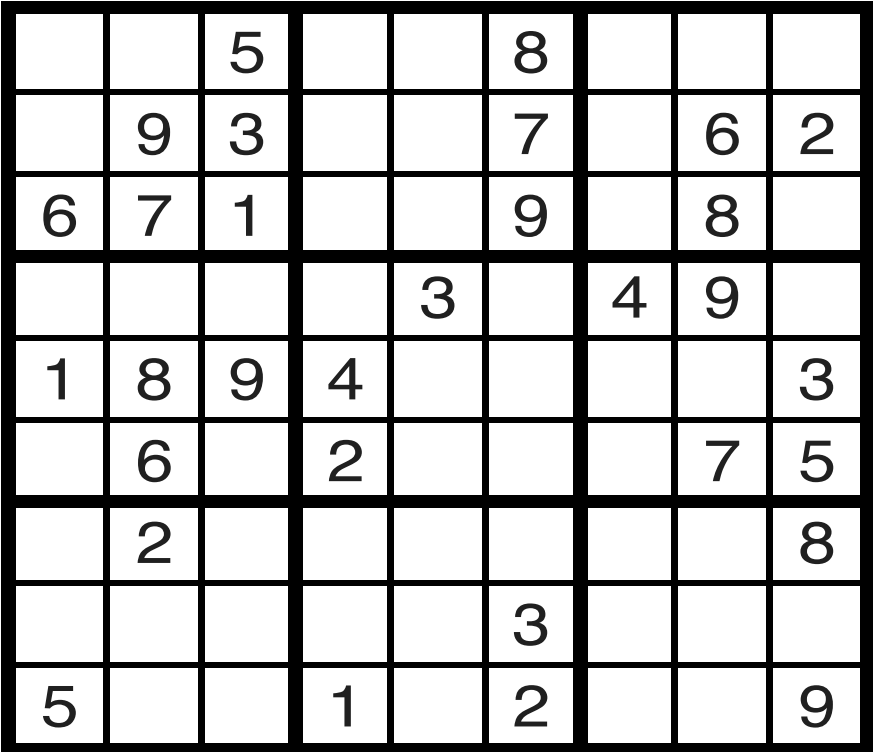
Jan 21/Feb 18

Aquarius, try not to linger on others' innocent mistakes. People make little missteps all the time. Be gracious in letting those close to you get another shot at your good graces.

PISCES

Feb 19/Mar 20

Pisces, when you've already made up your mind about something, it can be hard to dissuade you. Do not overlook other people's concerns. There is value in seeing things through others' eyes.



SUDOKU

Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

Fun By The Numbers

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

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