PUBLIC NOTICES

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 Lisa Estrada to Blue Chip Commercial Broker, LLC, said mortgage being dated October 13, 2023, and recorded in the Hampden County Registry of Deeds in Book 25190, Page 65, 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 Friday, December 4, 2026**, upon the premises described in said mortgage, namely 92 Old State Road and 0 Old State Road, Chester, Hampden County, Massachusetts, all and singular the premises described in said mortgage, to wit:

First Parcel

land in Chester, Hampden County, Massachusetts, being Lot "F" as shown on a plan entitled 'Plan of Land on Northerly side of Old State Road, Town of Chester, Massachusetts, surveyed for Barent W. and Geraldine M. Pease, 29th of September, 1990, Woodland Management Services, recorded in the Hampden County Registry of Deeds in Book of Plans 274, Page 17, being more particularly bounded and described as follows:

SOUTHERLY by Old State Road a total distance of three hundred forty-eight and 18/100 (348.18) feet;

WESTERLY by Lot "E" as shown on said plan three hundred thirty-seven and 89/100 (337.89) feet;

NORTHERLY by Lot "G" as shown on said plan fifty (50) feet; and by land now or formerly of Lea Roy and Nancy Ann Allman as shown on said plan one hundred fifty (150.00) feet; and

NORTHEASTERLY by a stonewall and Mica Mill Road se shown on said plan one hundred sixty-six and 25/100 (166.25) feet;

NORTHERLY by said stonewall and Mica Mill Road as shown on said plan seventeen and 56/100 (17.56) feet; and

NORTHEASTERLY again by said stonewall and Mica Mill Road as shown on said plan two hundred ten and 77 /100 (210. 77) feet.

Second Parcel

Land in Chester, Hampden County, Massachusetts, being Lot "D" and Lot "E" as shown on a plan entitled "Plan of Land on Northerly side of Old State Road, Town of Chester, Mass., surveyed for Barent W. and Geraldine M. Pease" 29 September, 1990. Woodland Management Services, recorded in the Hampden County Registry of Deeds in Book of Plans 274, Page 17, being more particularly bounded and described as follows:

SOUTHERLY by Old State road as shown on said plan a total distance of four hundred fourteen and 33/100 (414.33) feet;

NORTHWESTERLY by Lot "B" as shown on said plan seven hundred thirty-one and 72/100 (731. 72) feet;

NORTHERLY by Lot "C" as shown on said plan two hundred-thirty-eight and 38/100 (238.38);

EASTERLY by land now or fonnerly of Leo Roy and Nancy Ann Allman as shown on said plan two hundred seventy-two and 03/100 (272.03) feet;

SOUTHERLY by Lot "G" as shown on said plan a distance of one hundred forty-eight and 53/100 (148.53) feet; and

EASTERLY by said Lot "G" as shown on said plan a distance of one hundred forty and 00/100 (140.00) feet and by Lot "F" as shown on said plan three hundred thirty-seven and 89/100 (337.89) feet.

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: Bids will be taken first on both parcels together and then bids will be taken on each parcel separately to compare and maximize the sale proceeds. The highest bidder, bidding on the parcels individually, shall be required to deposit cash, bank treasurer's check or certified check in the amount of **TEN THOUSAND DOLLARS ($10,000.00)** per parcel, 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 highest bidder, bidding on the parcels together will be required to deposit cash, bank treasurer's check or certified check in the amount of **TWENTY THOUSAND DOLLARS ($20,000.00)**. The successful bidder(s) will also be required to deposit an additional sum equal to ten percent (10%) of the amount bid less the deposit (but no less than $10,000) with the Mortgagee's auctioneer, Aaron Posnik & Co., Inc., 31 Capital Drive, West Springfield, Massachusetts 01089 or the Mortgagees 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(s) 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(s) 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(s) at the public auction provided that Mortgagee, in its discretion, may require (1) said second highest bidder(s) 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(s) of the default of the previous highest bidder, (2) the second highest bidder(s) 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 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 tenns, 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.

Blue Chip Commercial Broker, LLC Present Holder of said Mortgage

By /s/ David A. Lavenburg
David A. Lavenburg, Its Attorney BACON WILSON, P.C.
3 3 State Street
Springfield, MA O 1103
413-781-0560
11/05, 11/12, 11/19/2026

TOWN OF CHESTER
Public Hearing
Monday, November 30, 2026, at 6:00 PM
FY 2025 Performance Hearing & Proposed Program Amendment

The Town of Chester, in association with the Pioneer Valley Planning Commission, will conduct a performance hearing regarding the town's ongoing FY25 Community Development Block Grant Program. The hearing will take place at **6:00 PM on Monday November 30, 2026**, in person at the Town Hall, 15 Middlefield Road, Chester, MA 01011.

The hearing will review the projects funded through the town's FY25 Community Development Block Grant Program including Phase III of the Prospect Street Improvement Project. This project received funding through the U.S. Department of Housing and Urban Development and the Executive Office of Housing and Livable Communities, Massachusetts CDBG program. Remaining funding is available for re-programming, as well as for an extension of project limits on Prospect Street.

All persons with questions or comments regarding the performance hearing will have an opportunity to submit comments up until and through the public hearing. Please submit comments to Joe Hagopian at the Pioneer Valley Planning Commission @ jhagopian@pvpc.org or 413-781-6045. Persons who require special accommodations should contact the Town prior to the hearing date at 413-354-7760.
11/12/2026

Town of Blandford
Conservation Commission
Public Notice

At its regularly scheduled public meeting on **Tuesday, November 24th, 2026, at 6:00 PM** at the Blandford Town Hall, 1 Russell Stage Road, the Blandford Conservation Commission will consider a **Request for Determination of Applicability** (RDA) received from Darren Lecrenski & Kayla Case as the Applicants. The RDA is to identify if the area is subject to jurisdiction of the Wetlands Protection Act. The project location is 47 Russell Stage Road. The Conservation Commission will make its determination in accordance with the provisions of the Wetlands Protection Act, M.G.L. c 131, Sec. 40 (as amended).

Project plans and additional information are on record in the Office of the Conservation Commission.

Richard Gates, Chair
Town of Blandford
Conservation Commission
11/12/2026

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.

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