

- 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 DANIEL F. LEAHY to COUNTRY BANK FOR SAVINGS, dated July 1, 2005 and recorded with the Worcester District Registry of Deeds in Book 36723, Page 29, 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 3rd day of December, 2026, on the mortgaged premises believed to be known as 14 Maple Street, Brookfield, Worcester County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

"The land in Brookfield, Worcester County, Massachusetts, being a certain tract or parcel of land with the buildings thereof situated on School Street, now called Maple Street, in the center village of said Brookfield and bounded and described as follows:

BEGINNING at the southwest corner thereof by land formerly of Charles Collar;

THENCE by said street, northerly one hundred one (101) feet to land now or formerly of Charles Collar;

THENCE easterly parallel with the house seventy-three (73) feet;

THENCE southeasterly eighty-four and one-half (84-1/2) feet by land formerly of Thomas Vizard;

THENCE southerly one hundred two and one-half (102-1/2) feet to stone bound set in the ground;

THENCE westerly one hundred seventeen (1117) feet to the place of beginning.

BEING the same premises conveyed to us by deed of David Long and Patricia Long dated June 19, 1978 and recorded with the Worcester District Registry of Deeds in Book 16497, Page 359."

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 purchaser'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, said deposit to be increased to an amount equal to ten percent (10%) of the purchase price, within five (5) business days of the sale, to be paid in cash, or by certified or bank cashier's check by the purchaser. The balance of the purchase price in connection with the sale shall be paid in cash, or by certified or bank cashier's check within thirty (30) days of the date of the sale and the Deed transferred contemporaneously therewith. A buyer's premium equal to five percent (5%) of the successful bid will be paid by the successful bidder and incorporated within the purchase price. The purchaser 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:

/s/Jonathan C. Sapirstein
Jonathan C. Sapirstein
SAPIRSTEIN & SAPIRSTEIN, P.C.
1500 Main Street, Suite 2504
P.O. Box 15408
Springfield, MA 01115-5408
Tel.: (413) 827-7500
Its Attorneys
Date: October 16, 2026
10/30, 11/06, 11/13/2026



- public safety -

New Braintree Police Log

During the week of Oct. 19-26, the Hardwick/New Braintree Police Department responded to 24 building/property checks, 21 directed area patrols, seven radar assignments, three traffic controls, two complaints, one motor vehicle investigation, one missing person, two suspicious activities, one animal call and five motor vehicle stops in the town of New Braintree.

Monday, Oct. 19
9:06 a.m. Motor Vehicle Stop, McEvoy Road, Citation Issued
8:24 p.m. Complaint, Sibley Road, Dispatch Handled

Tuesday, Oct. 20
1:17 p.m. Complaint, West Road, Officer Handled

Wednesday, Oct. 21
8:40 p.m. Suspicious Activity, Prouty Road, Negative Contact

Friday, Oct. 23
6:59 p.m. Suspicious Activity, Cemetery Road, Unfounded

Sunday, Oct. 25
1:01 p.m. Motor Vehicle Investigation, Worcester Road, Officer Handled
5:17 p.m. Motor Vehicle Stop, Thompson Road, Vehicle Towed
5:47 p.m. Missing Person, Hardwick Road, Transported to Hospital

Music & Movement at Merrick library

BROOKFIELD – Music & Movement with Julie has returned to the Merrick Public Library, 2 Lincoln St., on Wednesdays at 11:30 a.m.

Join Julie for songs kids know and love. Stretch, move, sing, and dance – all while developing early literacy skills through music and rhythm.

This program is free and no registration is required. Recommended for children ages 0 to 5.



The tour guide was ready to bring brave guests to the "scare" floor



Nancy greeted visitors to the Haston Free Public Library's annual Haunted House.

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Karen Bessette helped families make Halloween crafts during the annual Haston Haunted House.



Bryan Counter and Fiadh, age 15 months, enjoyed Halloween fun at the Haston Free Public Library.

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Lisa Keay had mini pumpkins ready to be painted