- 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 -

East Brookfield Police Log

During the week of Sept. 21-27, the East Brookfield Police Department responded to 127 building/property checks, 114 directed area patrols, 15 radar assignments, six traffic controls, 10 emergency 911 calls, five citizen assists, two assist other agencies, one complaint, one property damage, three suspicious activities, 10 safety hazards, four animal calls and 31 motor vehicle stops in the town of East Brookfield.

Monday, Sept. 21

12:32 p.m. Assist Citizen, Connie Mack Drive, Spoken To

3:49 p.m. Assist Other Agency, Harrington Street, Spoken To

4:49 p.m. Assist Citizen, Connie Mack Drive, Services Rendered

Tuesday, Sept. 22

7:04 a.m. Complaint, Flagg Road, Spoken To

8:23 a.m. Motor Vehicle Stop, Elementary School Zone, Citation Issued

9:05 a.m. 911 Medical Emergency, Terry Lane, Patient Refusal

10:44 a.m. Assist Citizen, Evergreen Street, Services Rendered

11:24 a.m. Assist Citizen, Connie Mack Drive, Officer Handled

3:55 p.m. Motor Vehicle Stop, East Main Street, Citation Issued

4:36 p.m. Motor Vehicle Stop, East Main Street, Citation Issued

4:40 p.m. Motor Vehicle Stop, Cottage Street, Citation Issued

Wednesday, Sept. 23

5:51 a.m. Medical Emergency, Stone Road, Transported to Hospital

1:38 p.m. 911 Medical Emergency, West Main Street, Patient Refusal

1:57 p.m. Assist Other Agency, Howe Street, Officer handled

5:41 p.m. Motor Vehicle Stop, North Brookfield Road, Citation Issued

5:59 p.m. Motor Vehicle Stop, East Main Street, Written Warning

Thursday, Sept. 24

1:28 p.m. Assist Citizen, Connie Mack Drive, Officer Handled

3:29 p.m. Medical Emergency, Bridge Street, Transported to Hospital

Friday, Sept. 25

8:21 p.m. 911 Suspicious Activity, Gleason Avenue, Services Rendered

10:41 p.m. Motor Vehicle Stop, North Brookfield Road, Written Warning

Saturday, Sept. 26

8:34 a.m. Motor Vehicle Stop, Pleasant Street, Citation Issued

9:58 a.m. Safety Hazard, West Sturbridge Road, Services Rendered

10:04 a.m. Safety Hazard, Podunk Road, Officer Handled

10:35 a.m. 911 Utility Issues, Howe Street, Services Rendered

12:10 p.m. 911 Safety Hazard, Podunk Road, Removed Hazard

12:34 p.m. Safety Hazard, Baker Hill Road, Transferred Call to C3

2:38 p.m. Motor Vehicle Stop, East Main Street, Citation Issued

3:08 p.m. 911 Animal Call, East Main Street, No Action Required

8:52 p.m. Safety Hazard, West Sturbridge Road, Removed Hazard

9:19 p.m. Motor Vehicle Stop, East Main Street, Citation Issued

10:01 p.m. Safety Hazard, Harrington Street, Removed Hazard

10:58 p.m. Suspicious Activity, Route 49, Negative Contact

Sunday, Sept. 27

12:08 a.m. Safety Hazard, Harrington Street, Officer Handled

1:04 a.m. 911 Safety Hazard, Howe Street, Officer Handled

7:49 a.m. Safety Hazard, Draper Road, Removed Hazard

12:15 p.m. Safety Hazard, Howe Street, Removed Hazard

12:22 p.m. Suspicious Activity, Lashaway Drive, Services Rendered

4:06 p.m. Property Damage, East Main Street, Citation Issued

6:55 p.m. Medical Emergency, Daniels Drive, Patient Refusal

New Braintree Police Log

During the week of Oct. 26-Nov. 2, the Hardwick/New Braintree Police Department responded to 27 building/property checks, 11 directed/area patrols, four radar assignments, two traffic controls, four citizen assists, one assist other agency, one illegal dumping, one safety hazard, one trespass, one animal call and three motor vehicle stops in the town of New Braintree.

Monday, Oct. 26

12:53 p.m. 911 Misdial, Hardwick Road, Spoken To

1:15 p.m. Assist Citizen, Memorial Drive, Services Rendered

1:37 p.m. Welfare Check, Barre Road, Investigated

Tuesday, Oct. 27

10:08 a.m. Assist Citizen, Memorial Drive, Services Rendered

1:31 p.m. Assist Citizen, Memorial Drive, Officer Handled

2:14 p.m. Assist Citizen, Memorial Drive, Services Rendered

3:17 p.m. Illegal Dumping, Ware Road, Negative Contact

Wednesday, Oct. 28

5:14 p.m. 911 Animal Call, Hardwick Road, Officer Handled

6:16 p.m. 911 Medical Emergency, Sibley Road, Transported to Hospital

Thursday, Oct. 29

12:26 p.m. Assist Other Agency, Memorial Drive, Officer Handled

Friday, Oct. 30

5:54 p.m. Safety Hazard, Gilbertville Road, Services Rendered

Saturday, Oct. 31

8:33 a.m. Trespass, Gilbertville Road, Spoken To

1:39 p.m. 911 Hang-up/Abandoned, Adams Road, Services Rendered

State Button Society to hold fall meeting

PALMER – The Massachusetts State Button Society's fall meeting will be hosted by the Crescent and Shirley Button Clubs on Saturday, Nov. 7, at the AMVETS Post 74 on Main Street in Three Rivers.

The event will take place from 9 a.m.-3 p.m.

The public is invited to attend the day's activities and to purchase buttons from 9 a.m. to noon, and from 1:30 p.m.-3 p.m.

There will be no button sales during the break from noon-1:30 p.m., as lunch, a business meeting, and a program by Bob Milburn on the George Washington Button will take place.

Morning visitors will be treated to coffee and refreshments provided by the hosting clubs.

Please bring your own brown bag lunch, and dessert will be provided.

There is no admission fee, and all are welcome.

PUBLIC NOTICES
ARE NOW ONLINE

1 Email all notices to notices@turley.com

2 Access archives and digital tear sheets by newspaper title.

3 Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

Public notice deadlines are Friday at 3 p.m.

visit www.publicnotices.turley.com

EARLY DEADLINES
FOR ADS, CLASSIFIEDS & LEGAL NOTICES

Thanksgiving will bring early deadlines for all legal notices to run in TURLEY PUBLICATIONS the week of November 23-27, 2026.

Thursday, Nov. 19 at 2 PM for November 26 issue
• CLASSIFIEDS FOR ALL PAPERS •
• Country Journal • The Register • Wilbraham-Hampden Times

Friday, November 20 at 2 PM for November 26 Issue
• Agawam Advertiser News • Sentinel • Quaboag Current

Monday, November 23 at 2 PM for *November 26 Issue*
• The Journal Register • Ware River News • Barre Gazette

Tuesday, November 24 at 2 PM for *November 27 Issue*
• Town Reminder • The Holyoke Sun • Chicopee Register

TURLEY PUBLICATIONS
24 Water Street, Palmer, MA 01069
413-283-8393 • www.turley.com

STURBRIDGE
FROM PAGE 1

talk about some updates to Spectrum services and what it will mean for Sturbridge residents.

She said the company is working on improving their infrastructure and customer service and serves 81 communities in the state and is 100% U.S. based.

Walier said Spectrum is investing money in improving speeds for upload and download and by 2027, faster speeds should be available to Sturbridge residents. She also talked about a router they have called invincible Wi-Fi that can keep a home connected for up to eight hours after a power outage.

Walier said customers who switch from another carrier are guaranteed a $1,000 per year savings, and there are also programs for lower income people along with grants given to local nonprofits from Spectrum.

Appointment

The Select Board appointed Tamara Cullen to the position of part-time dispatcher at a rate of $24.72 per hour effective Nov. 3.

In the recommendation letter from Police Chief Earl Dessert, he wrote that she has a master of science in healthcare administration and economic and urban policy from the New School for Social Research and a bachelor of science from Utica College of Syracuse University. He wrote "throughout her career, she has held positions requiring a high degree of organization, communication, confidentiality, attention to detail and the ability to manage multiple responsibilities."

Dessert also wrote that she obtained certifications and training related to emergency communications including APCO Public Safety Telecommunication Course and the Commonwealth of Massachusetts NG9-1-1 Equipment Certification.

Constellation Electric

The board authorized Town Administrator Robin Grimm to enter into a 13 month contract with Constellation Electric as they came in as the lowest bidder according to Grimm, and the prices for electricity will be locked in for that time.

Grimm said the prices actually increase when locking into a longer term like 25 months, with the bid showing about $490,000 annually for 13 months and about $493,000 annually for 25 months. The board voted to opt in for the 100% green energy option, which costs about $10,000 per year.

ARPA funds

The board voted to put money from American Rescue Plan Act funds into the payroll line for the Fire Department, and to let whatever overages may come from that line item roll back into free cash for next fiscal year.

Upcoming events

There is a Home of the Brave 5K walk or run on Saturday, a tree lighting event on Nov. 27 from noon-6 p.m. on the town common and the special town meeting on Nov. 16 at 7 p.m. at Tantasqua Regional High School. Grimm said there may be a zoom information session for town meeting warrants either on Monday, Nov. 9 or Tuesday Nov. 10.

■	R	A	B	B	I	S	■	S	A	L	I	N	E	■
M	A	D	E	I	R	A	■	A	B	A	L	O	N	E
A	B	■	A	N	A	L	O	G	I	Z	E	■	D	A
H	I	N	D	S	■	A	U	G	■	E	A	G	E	R
D	E	U	S	■	S	A	T	E	S	■	C	R	A	N
I	S	M	■	R	A	M	■	D	K	G	■	O	R	E
■	■	E	X	E	C	■	■	■	R	O	G	U	E	S
A	C	R	I	S	■	■	■	■	■	W	U	N	D	T
B	R	A	V	E	D	■	■	■	M	A	I	D	■	■
R	U	T	■	T	A	R	■	P	O	N	■	H	U	S
E	S	O	P	■	B	A	S	A	L	■	T	O	N	E
A	A	R	O	N	■	P	I	P	■	S	A	G	E	R
S	D	■	S	A	T	I	R	I	C	A	L	■	A	U
T	E	H	E	R	A	N	■	S	A	R	C	A	S	M
■	S	E	R	A	P	E	■	T	R	I	A	G	E	■

Visit us at www.turley.com