- 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



Curtis and Halley Stillman of Still Life Farm in Hardwick offered fresh produce.



Ginger of Kelly Homestead Apiary had a variety of items.

TURLEY PHOTOS BY RICHARD MURPHY

FARMERS MARKET

from page 1

Joy Hinton. Hinton is the impresario of The Joy of Beans the locus in the town of locally artisan roasted Whole Bean Coffee. She sources coffees from all over the world.

From chess to art, there is always something happening at her Joy of Beans Coffee shop at 12 East Main St., but on this Wednesday, it was available at the church and will be every week.

Next along the hall to the right was Susan Linnéa Kallander who has been at the market in prior years. Susan does pet portraits and makes earrings out of gemstones and clay; thus, she is both artist and artisan.

On this day, Kallander presented your correspondent a book co-authored with Larry Boomgaarden.

"Up in Smoke" is the charming tale of an extended family and their farm in Minnesota at harvest time. They are not, as they say, separating the "chaff from the wheat" but the straw from the oats. The book is about how the clan from youngest on up work on steam driven equipment while feeding and entertaining each other.

Moving along, Gail of Autumn Leaf Farm was next. She is the purveyor of locally grown microgreens and is the vendor of a variety of mushrooms as well as eggs from her Golden Comet chickens.

There is more this year. Autmn leaf will be vending well as eggs.



Nonna's Kitchen had gluten free products, granola and more.



Bucha Bros had new flavors of kombucha.



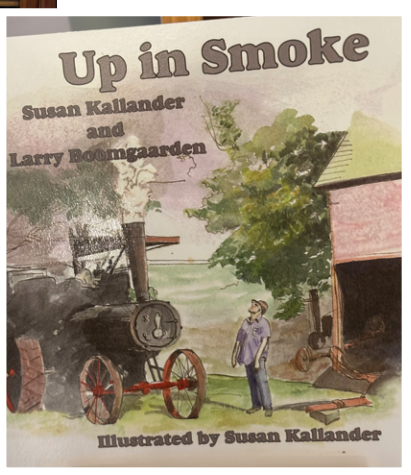
Gail of Autumn Leaf Farm of Gilbertville had mushrooms and more.



John Thompson of Thompson's Maple Farm displayed his new ice cream flavor.



Sweet Treats Bakery offered breads, brownies, cookies and more.



Susan Linnéa Kallander co-authored "Up in Smoke" with Larry Boomgaarden.

Rose 32 Bread and cheeses from Round Table Farm.

Turning the corner and, we came to Kelly Homestead Apiary from Charlton. Kelly was again represented by Ginger.

She was taking orders for their Thanksgiving turkeys for Nov. 18 delivery. The chickens are pasture raised and organically fed.

Kelly Homestead takes Snap and EBT.

New this year are kitty and dog treats of chicken, beef and turkey flavors.

Next was Four Acre Farm from up in Hardwick. Jason Adams and Cindy Hitchcock were there with wonderful beef for stews and steaks and other cuts. They have other meats as

After Four Acre was Bucha Bros, LLC, The Bros, Ryan Laurie and Eddie Fisher are producing kombucha, a fermented tea beverage known for its health benefits.

The Bros produce kombucha without artificial means. This is not their first year, and Ryan was at their table.

New this year are the Raspberry Jun Tea, green tea and Raspberry fermented tea bag. Also, Nepal Black Tea, a black tea with a cane sugar base.

The Bros are wholesaling now and their kombucha is available at Joy of Beans.

Turning left at the corner of the room there was another farmer coming from Charlton who has been at the market for some time. Rich Laba and Farm46 bring pork products from the Berkshire heritage breed of pigs he and his family farm raise.

There is more than a little variety available at Laba's table. Everything from shoulders, roasts, butts, hams, sausage, chorizo, ground pork, kielbasa and more. There are also eggs and chicken broilers.

Laba was there with daughter Charlotte and reported the farm has expanded a bit and raising more.

After Laba came the local Sweet Treats Bakery. Treats on display certainly looked sweet. Cookies, cupcakes, muffins and many other choices all looked enticing.

Across the way was Nonna's kitchen. Jean Novia has gluten free products and granolas and energy bars.

Over to the wall, as always for many years now is John Thompson of Thompson's Maple Farm. There is no lack of syrup and maple products, but that is not all. They make delicious ice cream. New this year is the Watermelon Ice Cream.

Holding together the center of the hall was Still Life Farm as usual with Halley and Curt Stillman. They had late autumn produce of a wide variety, such as kalettes, a cross between kale and brussels sprouts.

The farm has two more greenhouses for winter tender crops, which we can expect to see at the market.

Thus, the winter market is back, so far without the winter weather, and that's okay.

See you Wednesdays until spring.

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