

PUBLIC NOTICES

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampshire Probate and Family Court
15 Atwood Drive
Northampton, MA 01060
(413)586-8500
Docket No. HS26P0051EA
Estate of:
Robert Benedict Digris
Date of Death: 11/21/2025
CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by William C. Digris of Warren, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that William C. Digris of Warren, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/11/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Diana S. Velez Harris, First Justice of this Court.
Date: February 10, 2026
Mark S Ames
Register of Probate
02/19/2026

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Charles J. Lydon and Elaine A. Lydon to UMass Five College Federal Credit Union, said mortgage being dated December 5, 2014, and recorded in the Hampshire County Registry of Deeds in Book 11823, Page 134, 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 Wednesday, March 18, 2026, upon the premises described in said mortgage, namely 89 Green Avenue, Belchertown, Hampshire County, Massachusetts, all and singular the premises described in said mortgage, to wit:
THE LAND IN BELCHER-

TOWN, HAMPSHIRE COUNTY, MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF GREEN AVENUE, WHICH POINT IS THE WESTERLY SIDE OF THE INTERSECTION OF GREEN AVENUE AND A RIGHT OF WAY LEADING FROM GREEN AVENUE TO THE PREMISES NOW OR FORMERLY OF GEORGE H.B. GREEN KNOWN AS THE "CARVER LOT"; THENCE RUNNING WESTERLY ALONG SAID GREEN AVENUE TWO HUNDRED SIXTEEN (216) FEET AND THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG LAND NOW OR FORMERLY OF WILLIAM CHARLES BELMONT AND WILLIAM BELMONT, JR. EIGHTY-THREE (83) FEET, MORE OR LESS, TO A STAKE; THENCE RUNNING EASTERLY ALONG SAID LAND OF WILLIAM CHARLES BELMONT AND WILLIAM BELMONT, JR. FIVE HUNDRED AND FIVE (505) FEET TO THE WESTERLY SIDE OF SAID RIGHT OF WAY; THENCE NORTHERLY ALONG SAID RIGHT OF WAY FOUR HUNDRED SEVENTY-FIVE (475) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHT OF ALL PERSONS LAWFULLY ENTITLED THERETO, TO USE THE RIGHT OF WAY WHICH RUNS ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES.

BEING THE SAME PREMISES CONVEYED TO CHARLES J. LYDON BY DEED OF ELAINE A. LYDON DATED OCTOBER 14, 1977 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1985, PAGE 67.

TRACT 2:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF GREEN AVENUE, WHICH POINT MARKS THE WESTERLY SIDE OF THE INTERSECTION OF GREEN AVENUE AND THE BROOK THAT PASSES UNDER THE ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF GREEN AVENUE TWO HUNDRED TEN (210) FEET, MORE OR LESS, TO A RIGHT OF WAY LEADING FROM GREEN AVENUE TO THE PREMISES NOW OR FORMERLY OF GEORGE H.B. GREEN, KNOWN AS THE "CARRIER LOT"; THENCE SOUTHERLY FOUR HUNDRED SEVENTY-FIVE (475) FEET, MORE OR LESS, ALONG LAND NOW OR FORMERLY OF ROBERT O. BLAKESLEE TO A POINT; THENCE NORTHWESTERLY ALONG SAID OTHER LAND OF BLAKESLEE FIVE HUNDRED FIVE (505) FEET, MORE OR LESS, TO A STAKE; THENCE SOUTHERLY ONE HUNDRED TEN (110) FEET, MORE OR LESS, TO A STAKE IN A STONE WALL (SIC); THENCE SOUTHEASTERLY THREE HUNDRED (300) FEET, MORE OR LESS, ALONG LAND NOW OR

FORMERLY OF WILLIAM CHARLES BELMONT AND WILLIAM BELMONT, JR. TO A STAKE AND STONE WALL, CORNER; THENCE RUNNING NORTHERLY ALONG SAID BELMONT PROPERTY THREE HUNDRED (300) FEET, MORE OR LESS, TO THE AFOREMENTIONED RIGHT OF WAY; CONTINUING NORTHERLY ACROSS SAID RIGHT OF WAY AND ALONG LAND OWNED NOW OR FORMERLY BY SAID GEORGE H.B. GREEN FOUR HUNDRED FIFTY (450) FEET, MORE OR LESS, TO THE WESTERLY SIDE OF THE AFOREMENTIONED BROOK; THENCE NORTHWESTERLY ALONG SAID BROOK FIVE HUNDRED (500) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO ELAINE A. LYDON BY DEED OF CHARLES J. LYDON DATED OCTOBER 14, 1977 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 1985, PAGE 68.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO CHARLES J. LYDON AND ELAINE A. LYDON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY FROM CHARLES J. LYDON AND ELAINE A. LYDON BY DEED DATED 3/31/1997, AND RECORDED ON 4/4/1997, AT BOOK 5089, PAGE 275, IN HAMPSHIRE COUNTY, MA.

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 TEN THOUSAND DOLLARS (\$10,000.00) 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 \$10,000.00 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 at the sale will also be required to pay a buyer's premium of 5% and shall be required to 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.

UMass Five College Federal Credit Union
Present Holder of said Mortgage
By
David A. Lavenburg,
Its Attorney
BACON WILSON, P.C.
33 State Street
Springfield, MA 01103
(413) 781-0560
02/19, 02/26, 03/05/2026

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.

SEARCH from page 11

the original five members to new terms ending June 30. Sexton read the roster into the record.

Appointed members include David Grosser, Brian Hochschild, Kathleen Bronner, [Prada] Kroner, Jennifer Bartosz — to the town administrator search committee.

O'Grady told the board that all five members of the previous search committee remained eager to serve, and that interest in the administrator job itself is high.

"We have 16 applicants. They're going to have [to] screen out, and they're starting with 16 and see where they go from there," O'Grady said.

Selectboard member David Labonte suggested using the prior committee members as a base and filling two additional seats from a new list of volunteers.

Board member Glenn Sexton said he wanted to broaden participation by including residents who are not already serving on town bodies.

As board members reviewed applications, Labonte highlighted the qualifications of Rosemarie Rosen, one of the new candidates.

"So, I would choose Rosemary [Rosen] ... and what I like [is] her experience with the state and local government, managerial concentrated in finance and HR," Glesmann said [0:05:53]. "That's a lot of experience to when you're trying to go through applicants. She probably would tend to ask a lot of the right questions, being HR."

He also voiced support for Kathy Leonard, saying he preferred her over another candidate who already

serves on multiple boards.

Bail signaled his agreement that Rosen should be added to the committee.

Bail noted his personal support for applicant Dakota Richards who ultimately was not chosen.

After discussion, Labonte made the motion to bring Leonard onto the committee.

Earlier, Bail had moved to appoint Rosen to the committee.

The search committee's formation follows the departure of former Town Administrator Tammy Martin in December 2025. Since then, O'Grady has been acting Town Administrator.

West Street School building bid awarded

O'Grady asked the board to name him as contract signatory so the town can execute the agreement within the bid's 90-day window.

"Between the OPM and the architect, they're working with Marois Construction. The first draft I saw was sent over today, so we just need to appoint a signatory so that we can make sure we get that done before the 90 days is up on that bid," O'Grady said.

Before designating a signatory, the board first moved to award the contract itself.

Board members asked that the contract amount be placed on the record. O'Grady said the figure is just under \$6.8 million.

With the bid awarded, Sexton moved to authorize O'Grady to sign on the town's behalf.

O'Grady noted that the town's owner's project manager and architect would both review the contract language, and that building committee member Brian Hochschild had already examined the original bid package.

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