

PUBLIC NOTICES

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampshire Division
Docket No.
HS26P0065EA
Estate of:
Christine Praisner
Date of Death:
October 22, 2025
INFORMAL PROBATE
PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Scott Barry of Marlborough, MA**.

Scott Barry of Marlborough, MA has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner. 03/05/2026

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 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 BELCHERTOWN, 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 mort-

gage, 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 Mortgagee's 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

Belchertown Zoning Board of Appeals Public Hearing Legal Notice

In accordance with the provisions of Massachusetts General Laws Chapter 40A, Section 11 the Zoning Board of Appeals will hold a Public Hearing on **March 18, 2026 at 6:00 PM.**

This hearing will be held in the Planning Board's meeting room of Lawrence Memorial Hall, 2 Jabish Street, Belchertown, MA on the application from Joshua Kenney seeking a special permit §145-69; for the addition of a one bedroom apartment in the existing attached garage at 167 Warren Wright Rd (Map 217 Lot 3, Zoned AG-A); §145-11 Residential Use (4). A copy of the application may be inspected at the Town Clerk's office (Room 201) 9:00 AM to 5:00 PM, Monday through Friday, Lawrence Memorial Hall, 2 Jabish Street, Belchertown, MA. or at website https://www.belchertown.org/committees/zoning_board_of_appeals/index.php

Any Person interested and wishing to be heard should appear at the time and place designated.

Jennifer Sharrow, Chair
Zoning Board of Appeals
03/05, 03/12/2026

End-of-life issues program comes to St. Francis

*Sunday, March 22,
2 to 3:30 p.m., St. Francis
Parish Center, Pine Room,
10 Park Street, Belchertown*

BELCHERTOWN – Our Respect Life Committee is hosting an informational afternoon on End-of-Life Issues, with multiple speakers presenting on topics to include hospice care, funeral planning (funeral home

arrangements and funeral liturgy), the MOLST (Medical Orders for Life Sustaining Treatment) form, and File for Life and Lock Box.

After a general Q&A, speakers will be on hand for more specific questions. Brochures, forms, and informational materials, as well as refreshments and coffee will be available.

DISORDERS
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can leave with a sense of resolution, understanding, and calm. Imagine a place where you can express your own unique nature, create beauty, grow pure food, and gain control over your life. In my life, the garden has been such a place."

Marilyn so aptly penned that the garden is a place for clearing away anger, confusion, and pain, the trash of the past. She added this clearing is a prerequisite to achieving inner peace, balance and harmony and people must sort through the emotional rubble of the past they have inherited, and they must get to the roots of attitudes and behavior patterns that have stunted their growth.

Getting to the roots of attitudes and behavior patterns that have stunted growth doesn't have to be in the garden. Return to what you loved as a child – sports, art, music, writing, hiking, and pain, the trash of the past.

If you are able, volunteering can be crucial in recovery addiction because it provides structure, fosters a renewed sense of purpose, provides new skillsets, builds a supportive sober community, and improves mental health by reducing depression and anxiety.

It helps individuals replace the self-centered nature of addiction with empathy and structure, ultimately reducing relapse risk by providing meaningful, productive activity.

Additionally, employers value volunteers because

they demonstrate key, transferable skills like initiative, teamwork, and leadership, while also signaling a strong work ethic and passion. On a resume, it fills gaps, shows practical experience, and indicates a proactive, community-minded employee.

For every addicted individual, the descent into dependency is uniquely complex as is the journey of recovery. Professional treatment makes for a more successful outcome, so please insist that all your symptoms and conditions are addressed.

Be honest so that you can understand your past and how it affects today's choices.

Joy and well-being will return with each little success!

National Eating Disorders Association:
<https://www.nationaleatingdisorders.org/>

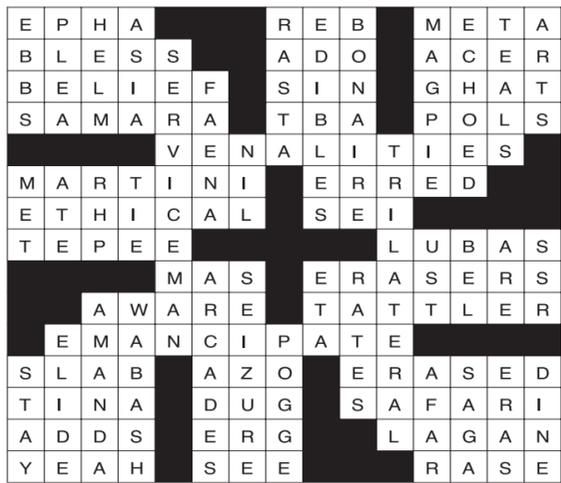
Multiservice eating Disorders Association:
<https://www.medainc.org/>

Online Eating Disorder Treatment: Equip <https://equip.health/>

Quabog Hill Substance Use Alliance: <https://qhsua.org/>

Recovery Center of Hope: <https://www.facebook.com/Recovery-CenterofHOPEWare/> 52 Main Street, Ware. RCH is run by people in recovery and helps those reach goals through a strengths-based and community-based approach.

(1 National Eating Disorders Association (NEDA), 2 National Institute of Health)



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.

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