

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 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, May 13, 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 D. 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 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

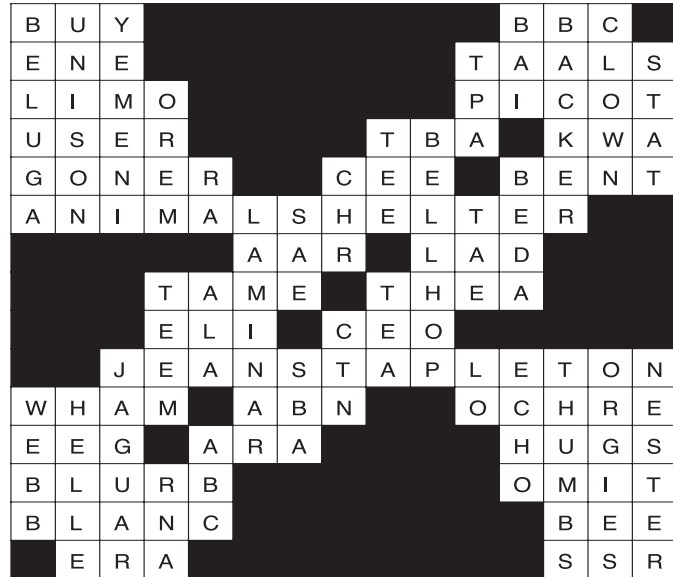
Present Holder of said Mortgage
By /s/ David A. Lavenburg
David A. Lavenburg,
Its Attorney
BACON WILSON, P.C.
33 State Street
Springfield, MA 01103
(413) 781-0560
04/16, 04/23, 04/30/2026

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.

The Sentinel
OBITUARY POLICY

Turley Publications offers two types of obituaries. One is a free, brief **Death Notice** listing the name of deceased, date of death and funeral date and place. The other is a **Paid Obituary**, costing \$275, which allows families to publish extended death notice information of their own choice (with a word limit of up to 500 words) and may include a photograph. **Death Notices & Paid Obituaries** should be submitted through a funeral home to: obits@turley.com.

Exceptions will be made only when the family provides a death certificate and must be pre-paid.



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- 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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Send Us Your Summer Event Information

Turley Publications will print your summer calendar listings FREE OF CHARGE in our SUMMERFEST Supplement which publishes June 3.

Deadline for submissions is May 6.

Community Summer Events
Event Should Be Non-Profit & Open to the Public

FREE Calendar Listings Reaching over 200,000 Readers in the Pioneer Valley

Event Name _____

Date/Time _____

Location _____

Description _____

Cost _____

Contact name & phone number for more information _____

Please specify if you would like your name and number printed in the paper.

CLIP OUT AND MAIL TO:
Turley Publications, Attn: Jamie Joslyn, 24 Water Street, Palmer, MA 01069
or email* them to: jamie@turley.com

***Be sure to indicate "Summer" in the subject line of your email.**