

Public Safety

Barre, Hubbardston, Oakham and Rutland Police Logs

The Barre Gazette has not been receiving police logs from the Rutland Regional Emergency Communication Center. The paper will print the logs as soon as it starts receiving them again.

Hardwick Police Log

Between April 10 and April 17, Hardwick police made 12 motor vehicle stops, 67 building and property checks, two welfare checks, 11 investigations, 12 motor vehicle investigations, one notification, performed radar twice, community policing twice, traffic control four times, three directed patrols and assisted four citizens. Police responded to one walk-in, ten reports of phone calls, four reports of suspicious activity, two medical emergencies, three reports of school zone

traffic, three animal calls, two safety hazards, one neighbor dispute, two lockouts, two alarms, two complaints about motor vehicle operations, one disturbance, one report of trespassing and one motor vehicle accident. They appeared for court-related matters three times and officers were initiated five times.

There were five 911 calls. Of these, two were for complaints, two were for disturbances and one was for a safety hazard. Hardwick police assisted other agencies five times.

New Braintree Police Log

Between April 3 and April 10, New Braintree police made 24 motor vehicle stops, 59 building and property checks, one welfare check, one investigation, 11 motor vehicle investigations, one repossession, performed traffic control 19 times, community policing five times, radar four times, two directed patrols, served three summons and assisted one citizen. Police responded to one report of vandalism, one report of school zone traffic, two safety hazards, one disabled motor vehicle, one report of identity theft,

one complaint, two motor vehicle accidents, one disturbance, one report of suspicious activity and one alarm.

There were four 911 calls. Of these, two were for medical emergencies, one was for a disturbance and one was for a domestic disturbance. New Braintree police assisted one other agency.

Between April 10 and April 17, New Braintree police made 15 motor vehicle stops, 35 building and property checks, one motor vehicle investigation, performed

one directed patrol, traffic control three times, radar five times, provided general information once, issued one burning permit, served one summons and assisted one citizen. Police responded to two animal calls, two reports of phone calls, one safety hazard, one medical emergency, one report of trespassing and one report of utility issues.

There were two 911 calls. Of these, one was for a motor vehicle accident and one was for a brush fire. New Braintree police assisted one other agency.

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 **William P. Ward, Jr. and Mary E. Ward** to Mortgage Electronic Registration Systems, Inc., dated October 21, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 51519, Page 51, as affected by a judgment recorded with said registry in Book 51519, Page 36, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. as Nominee for Capwest Mortgage Corporation to Bank of America, N.A., successor by Merger to BAC Home Loan Servicing LP, fka Countrywide Home Loans Servicing LP dated October 25, 2012 and recorded with said registry on October 29, 2012 at Book 49866 Page 90 and by assignment from Bank of America, N.A., successor by Merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing LP to Green Tree Servicing LLC dated May 10, 2013 and recorded with said registry on July 5, 2013 at Book 51162 Page 253 and by assignment from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A. sbm to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP dated August 6, 2014 and recorded with said registry on August 12, 2014 at Book 52662 Page 173 and by assignment from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP to Green Tree Servicing LLC dated August 6, 2014 and recorded with said registry on August 12, 2014 at Book 52662 Page 175, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **5:00 p.m. on May 9, 2017**, on the mortgaged premises located at 63 Springhill Road, Barre, Worcester County, Massachusetts, all and singular the premises described in said mortgage, TO WIT:

The land at Spring Hill Road, Barre, Worcester County, bounded and described as follows: BEGINNING at a point on the easterly side of the town road at the southwest corner of the granted premises; THENCE 63 1/2' E. by land now or formerly of Lewis Flagg, 13 rods and 6 links to a stake and stones; THENCE N. 36° W. by land now or formerly of Eri Larkin, 12 rods to a stake and stones; THENCE Southerly by said Town Road, 16 rods and 13 links to the point of beginning. BEING the same premises conveyed by deed dated May 23, 2003 and recorded with the Worcester District Registry of Deeds in Book 30145, page 176.

For mortgagor's(s') title see deed recorded with Worcester County

(Worcester District) Registry of Deeds in Book 30145, Page 176.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale.

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC Present holder of said mortgage

By its Attorneys, HARMON LAW OFFICES, P.C. 150 California Street Newton, MA 02458 (617) 558-0500 201405-0383 - TEA 04/13, 04/20, 04/27/17

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 **Erik J. Demetropoulos and Stacie Demetropoulos** to Loansnap.com, Inc., dated May 16, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 36336, Page 68, of which mortgage the undersigned is the present holder by assignment from LOANSNAP.COM, INC. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., dated May 16, 2005 and recorded with said registry on May 18, 2005 at Book 36343 Page 261 and by assignment from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. to NATIONSTAR MORTGAGE LLC dated July 19, 2013 and recorded with said registry on July 26, 2013 at Book 51262 Page 237 and by assignment from Nationstar Mortgage, LLC to MTGLQ Investors, L.P. dated January 5, 2017 and recorded with said registry on January 20, 2017 at Book 56636 Page 102, for breach of the condi-

tions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **3:00 p.m. on May 2, 2017**, on the mortgaged premises located at 378 NORTH BROOKFIELD ROAD, BARRE, Worcester County, Massachusetts, all and singular the premises described in said mortgage, TO WIT:

A certain parcel of land together with an buildings and structures standing or placed thereon situated on Route 69 (New Braintree Road) in Barre, Worcester County, Massachusetts; being shown as Lot 22 on a plan entitled "Land in Barre, Massachusetts, owned by John J. Slavin Custom Home Builder, Inc.", dated April 28, 1974 by Allen F. Paige, recorded with Worcester District Registry of Deeds, Plan Book 381, Plan 109 and being bounded and described according to said plan as follows: SOUTHEASTERLY: by the Northwesterly side of Route 67, 130.00 feet; SOUTHWESTERLY: by Lot 23, 314.07 feet; NORTHWESTERLY: by land marked "John J. Slavin Custom Home Builder, Inc.", 130.00 feet; and NORTHEASTERLY: by Lot 21, 314.07 feet. Containing 40,110 square feet according to said plan.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 36336, Page 66.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale.

MTGLQ INVESTORS, L.P. Present holder of said mortgage

By its Attorneys, HARMON LAW OFFICES, P.C. 150 California Street Newton, MA 02458 (617) 558-0500

201602-0195 - TEA 04/06, 04/13, 04/20/17

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 **Amie Balchunas** to World Savings Bank, FSB, dated March 10, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38563, Page 329, as affected by an Affidavit recorded with said Registry of Deeds in Book 49812, Page 130, 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 May 17, 2017**, on the mortgaged premises located at **1251 North Brookfield Road, Oakham, Worcester County, Massachusetts**, all and singular the premises described in said mortgage, TO WIT:

The land in Oakham, Worcester County, Massachusetts, being a certain parcel of land with the buildings thereon situated in the southerly part of Oakham, bounded and described as follows: Beginning at the northwest-erly corner thereof by land now or formerly of Walter A. Woodis;

Thence easterly by a wall seven and one-half (7 1/2) rods, more or less, to a corner of another wall by a brook;

Thence southerly by said last mentioned wall seven (7) rods, more or less, to a corner marked by an iron stake;

Thence westerly seven and one-half (7 1/2) rods, more or less, by land formerly of Walter R. Dean Estate, known as Ware Lot; Thence northerly by the North Brookfield Road seven (7) rods, more or less, to the place of beginning.

Containing One-third (1/3) of an acre, more or less.

Subject to an easement for poles and wires granted to Gardner Electric Light Company recorded in Book 2487, Page 578, if the same affects locus.

Subject also to rights of way reserved in a deed from William F. Fullam to Walter A. Woodis dated July 9, 1903 and recorded in Book 1767, Page 287, if the same affects locus.

Subject to a restriction that in accordance with requirements of the local Board of Health and State Title 5 regulations, the use of this residence is restricted to two (2) bedrooms due to the limited capacity of the septic system.

Being the same premises conveyed to Debra J. Ramsey by Deed of Harold C. Black dated December 27, 1988 and recorded at said Deeds at Book 11839, Page 400.

Being the same premises conveyed to Amie Balchunas by Deed of Maureen Wilkins and Roanild Wilkins, heirs of the Estate of Debra J. Ramsey dated January 28, 2005 and recorded at said Deeds at Book 35612, Page

229. For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 35612, Page 229.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, F/K/A WORLD SAVINGS BANK, FSB Present holder of said mortgage

By its Attorneys, HARMON LAW OFFICES, P.C. 150 California Street Newton, MA 02458 (617) 558-0500 201604-0219 - YEL 04/20, 04/27, 05/04/17

Commonwealth of Massachusetts The Trial Court Worcester Probate and Family Court 225 Main Street Worcester, MA 01608 Docket No. W017P0793GD W017P0794GD W017P0795GD In the interests of Noah Alexander Santos Louis Poston Harvey Cheyenne Marie Santos of Gilbertville, MA Minors

NOTICE AND ORDER: Petition for Appointment of Guardian of a Minor NOTICE TO ALL INTERESTED PARTIES

1. Hearing Date/Time: A hearing on a Petition for Appointment of Guardian of a Minor filed on **03/15/2017** by **Denise A. Poci** of Ware, MA, **Joe W. Poci** of Ware, MA will be held **04/28/2017 08:30 AM** Motion Located COURT ROOM 12, Worcester Probate and Family Court

2. Response to Petition: You may respond by filing a written response to the

Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least five (5) Business days before the hearing.

3. Counsel for the Minor: The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

4. Presence of the Minor at Hearing: A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

Date: March 15, 2017
Stephanie K. Fattman
Register of Probate
04/20/17

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 **Marc A. Gingras and Kathleen M. Gingras** to Mortgage Electronic Registration Systems, Inc., dated December 9, 2004 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 45063, Page 70, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Federal National Mortgage Association dated November 17, 2009 and recorded with said registry on December 29, 2009 at Book 45289 Page 169 and by assignment from Federal National Mortgage Association to Freedom Mortgage Corporation dated April 28, 2011 and recorded with said registry on May 6, 2011 at Book 47367 Page 129, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **3:00 p.m. on May 16, 2017**, on the mortgaged premises located at 301 Wheelwright Road, Barre, Worcester County, Massachusetts, all and singular the premises described in said mortgage, TO WIT:

THE FOLLOWING REAL PROPERTY LOCATED IN THE CITY OF BARRE, THE COUNTY OF WORCESTER, STATE OF MASSACHUSETTS.

A CERTAIN PARCEL OF LAND SITUATE ON THE SOUTHERLY SIDE OF WHEELWRIGHT ROAD, FORMERLY KNOWN AS OLD FURNACE ROAD, SHOWN AND DESIGNATED AS LOT 7 ON PLAN OF LAND IN BARRE, SURVEYED FOR EDWARD J. VALARDI, SALVATORE G. VALARDI, JR. AND WILLIAM E. VALARDI, DATED DECEMBER 9, 1988, R.H. LEMAITRE, SURVEYOR, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 612, PLAN 72, BOUNDED ON SAID PLAN AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF OLD FURNACE ROAD AT AN IRON PIN SET AT THE CORNER OF

LOT 8; THENCE ALONG A CURVE HAVING A RADIUS OF 620 FEET, A DISTANCE OF TWENTY-TWO AND SEVENTY-EIGHT HUNDREDTHS (22.78) FEET ALONG OLD FURNACE ROAD TO A BOUND POINT; THENCE S. 41 DEG 40 SEC 28 MIN W., A DISTANCE OF EIGHTY-NINE AND SEVEN HUNDREDTHS (89.07) FEET ALONG OLD FURNACE ROAD TO AN IRON PIN SET; THENCE S. 47 DEG 46 MIN 31 SEC E., A DISTANCE OF ONE HUNDRED SEVENTY-FOUR AND FOUR HUNDREDTHS (174.04) FEET ALONG LAND NOW OR FORMERLY OF GASH TO AN IRON PIN SET;

THENCE S. 42 DEG 18 MIN 51 SEC W., A DISTANCE OF ONE HUNDRED AND NO HUNDREDTHS (100.00) FEET ALONG LAND NOW OR FORMERLY OF SAID GASH TO AN IRON PIN SET; THENCE S. 47 DEG 46 MIN 26 MIN E., A DISTANCE OF TWENTY-SEVEN AND EIGHT HUNDREDTHS (27.08) FEET ALONG LAND NOW OR FORMERLY OF SLAVITSKO TO AN IRON PIN SET; THENCE S. 45 DEG 27 MIN 53 SEC E., A DISTANCE OF EIGHT HUNDRED NINETY-THREE AND SIXTY-SIX HUNDREDTHS (893.66) FEET ALONG LOT 4 TO AN IRON PIN SET; THENCE N. 13 DEG 23 MIN 15 SEC E., A DISTANCE OF TWO HUNDRED THIRTY-SIX AND THIRTY-FOUR HUNDREDTHS (236.34) FEET TO A POINT; THENCE N. 45 DEG 23 MIN 24 SEC W., A DISTANCE OF NINE HUNDRED EIGHTY-ONE AND FORTY-ONE HUNDREDTHS (981.41) FEET ALONG LOT 8 TO THE PLACE OF BEGINNING CONTAINING 4.45 ACRES OR 194001.51 SQUARE FEET, MORE OR LESS. BEING THE SAME PREMISES CONVEYED TO DALE E. CARUSO BY DEED OF WILLIAM F. VILARDI, DATED MAY 15, 1996, AND RECORDED ON JUNE 20, 1996, IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 18008, PAGE 186.

THIS IS A NON-TORRENS

Being all of that certain property conveyed to Marc A. Gingras and Kathleen M. Kersmanc from Dale E. Caruso, by deed dated 03/10/97 and recorded 03/13/97 in Deed Book 19665, Page 13 of official records.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 45063, Page 67.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale.

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

FREEDOM MORTGAGE CORPORATION Present holder of said mortgage

By its Attorneys, HARMON LAW OFFICES, P.C. 150 California Street Newton, MA 02458 (617) 558-0500 201606-0280 - TEA 04/20, 04/27, 05/04/17



CROSSWORD ANSWERS

M	A	A	R	S	I	C	E	S	S	A	S	H			
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