

public notices

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain Mortgage from Rudolph J. Sojka and Isabelle M. Sojka to Wells Fargo Home Mortgage, Inc. dated April 23, 2004 filed as Document No. 14254 and noted on Certificate of Title No. 2023, Hampshire County District of the Land Court, the undersigned Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A being the present holder of said mortgage by Assignment of Mortgage from Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Incorporated to The Secretary of Housing and Urban Development registered as Document No. 20610, Assignment of Mortgage from The Secretary of Housing and Urban Development to Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A registered as Document No. 20611, Land Court Order registered as Document No. 21363, and Confirmatory Assignment of Mortgage from Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Incorporated to The Secretary of Housing and Urban Development registered as Document No. 21364, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

2:00 P.M. on Tuesday, September 13, 2022

upon the hereinafter-described premises, being the majority portion of the premises known and numbered as 26 Grove Street, Ware, Hampshire County, Massachusetts, all and singularly the premises described in said mortgages, to wit:

A certain parcel of land situated in Ware, Hampshire County, MA bounded and described as follows: Lot 1

All of said boundaries are determined by the Court to be located as shown upon plan numbered 563B, drawn by R.H. LeMaitre, Surveyor, dated May 23, 1988, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with a certificate of title 1446 in said Registry.

Subject to easement to Jeannette Saletnik dated September 26, 1988.

Being the same premises conveyed to the grantors by deed dated September 18, 2003 and recorded in the Hampshire County Registry of Deeds Land Court in Book 19, Page 46.

For Mortgages' title see deed registered as Document No. 14253, as noted on Certificate of

Title No. 2023.

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$9,500.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, within thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication.

Foreclosure of the mortgage on the remaining (recorded land) portion of the premises is scheduled to occur at 2:30PM on the same date; see legal notice of same published on the same dates as the legal notice publications hereof.

Other terms, if any, to be announced at the time and place of sale.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A
By its Attorneys, CUNNINGHAM, MACHANIC, CETLIN, JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524
08/18, 08/25, 09/01/2022

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in certain Mortgage from Rudolph J. Sojka and Isabelle M. Sojka to Wells Fargo Home Mortgage, Inc. dated April 23, 2004 recorded with the Hampshire County Registry of Deeds in Book 7778, Page 43, the undersigned Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A being the present holder of said mortgage by Assignment of Mortgage from Wells Fargo Bank,

N.A. successor by merger to Wells Fargo Home Mortgage, Inc. to The Secretary of Housing and Urban Development recorded in Book 10811, Page 304, Assignment of Mortgage from The Secretary of Housing and Urban Development to Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A recorded in Book 13527, Page 144, and by Confirmatory Assignment of Mortgage from The Secretary of Housing and Urban Development to Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A recorded in Book 14521, Page 171, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

2:30 P.M. on Tuesday, September 13, 2022

upon the hereinafter-described premises, being a portion of the property known as 26 Grove Street, Ware, Hampshire County, Massachusetts, all and singularly the premises described in said mortgages, to wit:

The land and buildings located on Grove Street in Ware, Hampshire County, MA, more particularly bounded and described as follows:

The land on the Northerly side of Grove Street beginning at a concrete-bound set in the Northerly side of Grove Street;

THENCE running North 44°29' and 43" East, 166.59 feet to a point in the Northerly line of Parcel 1 as shown on Land Court Plan 563B;

THENCE turning and running North 45°30' and 00" West, 7.34 feet to a point;

THENCE turning and running South 41°58' and 26" West, 166.76 feet to the point of beginning.

Being shown as Parcel 1A on a "Plan of Land in Ware Surveyed for Rudolph J. and Isabelle M. Sojka, dated May 24, 1988, R.H. LeMaitre, P.L.S."

Containing 611.18 square feet + or 0.01 acres +.

Being the same premises conveyed to the grantors by deed dated September 18, 2003, and recorded in Hampshire County Registry of Deeds in Book 7470, Page 330.

For Mortgages' title see deed recorded in Book 7778, Page 41.

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the

right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$500.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, within thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication.

Other terms, if any, to be announced at the time and place of sale.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A
By its Attorneys, CUNNINGHAM, MACHANIC, CETLIN, JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524
08/18, 08/25, 09/01/2022

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 14 Pleasant Street, Ware, Massachusetts

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Stanley Skutnik and Margret Skutnik to Mortgage Electronic Systems, Inc., as mortgagee, as nominee for First Federal Savings Bank of Boston, its successors, said mortgage dated December 28, 2012, and recorded in the Hampshire County Registry of Deeds, in Book 11174 at Page 154 and now held by AURORA FINANCIAL GROUP, INC. by virtue of an assignment from Mortgage Electronic Systems, Inc., as mortgagee, as nominee for First Federal Savings Bank of Boston, its successors to AURORA FINANCIAL GROUP, INC. dated January 2, 2019 and recorded in Hampshire County Registry of Deeds, in Book 13170 at Page 237, for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at Public Auction on **September 16, 2022 at 12:00 PM** Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land and buildings on the southwesterly side of Pleasant Street, in Ware, bounded and

described as follows:

Beginning at an iron pin at the northeasterly corner of land now or formerly of Chase, and running thence

S 29° 09' 18" W along last named land, 200.58 feet to a stone bound in a stone wall at land now or formerly of Rzeznik;

S 61° 20' 29" E in part along Rzeznik and in part along land now or formerly of Weslowski, and by the stone wall, 55.68 feet to an iron pin set in said stone wall;

N 28° 13' 52" E along Parcel 1 as shown on the plan hereinafter described, 130.12 feet to an iron pit set in the ground;

S 61° 46' 08" E 3.50 feet to an iron pin set in the ground;

N 28° 13' 52" E 32.47 feet to an iron pin set in the ground;

S 61° 46' 08" E 3.50 feet to an iron pin set in the ground;

N 28° 13' 52" E 37.61 feet to an iron pin set at the southwesterly line of Pleasant Street;

(The last four courses run along Parcel 1, aforesaid.)

N 61° 02' 32" W along the line of Pleasant Street, 59.45 to the point of beginning.

Containing 11,214 square feet, more or less, and being Parcel 2 as shown on a plan entitled "Plan of Land in Ware Surveyed for Pierre Durand & Andre Durand", November 28, 1986, R.H. LeMaitre, L.S., and recorded with the Hampshire County Registry of Deeds, Plan Book 143, Page 63.

Being a portion of the premises described in a deed dated January 6, 1936, and recorded as aforesaid Book 912, Page 114.

Premises are conveyed subject to and together with easements for the storage of fuel oil in underground fuel oil tanks, and the right to enter upon the land for access to the filler pipes as shown on said plan.

Being the same premises conveyed to the mortgagors by deed dated October 17, 1991 and recorded in Hampshire County Registry of Deeds at Book 3060, Page 71.

The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgages' Title see deed dated August 16, 2018, and recorded in Book 13052 at Page 197 with the Hampshire County Registry of Deeds.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser.

The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within sixty (60) days after the date of sale.

Other terms to be announced at the sale.

BENDETT & MCHUGH, PC
270 Farmington Avenue
Farmington, CT 06032
Attorney for AURORA FINANCIAL GROUP, INC.
Present Holder of the Mortgage
(860) 677-2868
08/11, 08/18, 08/25/2022

Legal Notice Town of Ware

The Town of Ware is soliciting qualifications from designers to perform a facility study and provide design services for a police station and town offices including the following services:

Develop a facility needs program for the police department to accommodate current and projected assets and operational requirements.

Develop a facility needs program for other town offices including Town Hall and the Water Department at 4.5 Church Street to accommodate current and projected assets and operational requirements.

Review the building at 73-75 Main Street, Ware for ability to match the facility needs identified.

Develop conceptual designs for the layout of 73-75 Main Street to accommodate the needs identified above.

Perform a comparative analysis of the costs and reuse of the buildings to be vacated. Provide potential real estate values for the buildings (Town Hall, Water Department building, Police station)

Provide a cost estimate for modifications and relocation expenses.

Proposals shall be submitted in a sealed envelope marked as "Qualifications for Town Building Facility Study and Design Services" and addressed to Town Manager, 126 Main Street, Ware, MA 01082, no later than **2:00 p.m. Wednesday, September 14, 2022.**

The full RFQ and scope are posted on the Town website, www.townofware.com or may be requested by email from sbeckley@townofware.com .
08/25/2022

Public Shade Tree Removal Hearing

In accordance with Chapter 87 of the Massachusetts General Laws, a Public Shade Tree Removal Hearing will be held on **Thursday, September 8, 2022 at 6:00 pm** at Ware Town Hall, Selectman's Conference Room, 126 Main Street, Ware, MA 01082. Anyone objecting to the removal must appear at the time and location mentioned above or in writing at the time of the hearing.

This hearing is to consider the proposed removal of six trees. The species and Diameter at Breast Height (DBH) are as follows:

Red Oak with a DBH of 27"

Red Oak with a BDH of 23"

Red Oak with a DBH of 20"

Red Oak with a DBH of 18"

Red Oak with a DBH of 30"

Hickory with a DBH of 18"

Location of these trees: Old Gilbertville Rd poles 21-22 Reason for hearing: Pole redesign

Questions or concerns regarding this posting should be directed to the

Tree Warden's office at (413) 687-4714 or email:

Jkusnierz@townofware.com
08/25, 09/01/2022

Notice of Sale of Motor Vehicle under G.L. c. 255, Section 39A

Notice is hereby given by REGIN'S REPAIR, 19 CHURCH ST., GILBERTVILLE, MA 01031

Pursuant to the provisions of G.L. c. 255, Section 39A, that on **9/12/2022 at 10:00 AM** at: Regin's Repair, 19 Church St., Gilbertville, MA 01031 by private sale, the following Motor Vehicle will be sold to satisfy the garage keeper's lien thereon for storage, towing charges, care and expenses of notices and sale of said vehicle.

Vehicle description: 2008 Subaru Impreza
Registration#/State: 2TCS13/MA

VIN: JF1GE1648H519691

Name and address of owner:

Crystal A Corbett
94 North St.
Ware, MA 01082

Vehicle description: 2010 NISSAN ROGUE
Registration#/State: C258756/CT

VIN: JN8AS5MV3AW612245

Name and address of owner:

Edwin Martinez
6 Winchester St.
Worcester, MA 01603

Edwin Martinez LLC
299 Buckland Hills Rd
Manchester CT 06042

By: James M. Regin

08/25, 09/01, 09/08/2022



Ware Public Schools- Child Find Notice

It is the responsibility of the Ware Public Schools to identify any child ages 3 through 21 who may have a disability who is either a resident of Ware or who attends a private school within the geographic boundaries of Ware. This also includes children who reside in Ware who are homeschooled, as well as children ages 3 through 21 who are not yet enrolled in school.

The Ware Public Schools is also responsible for the evaluation of those students to determine if they are eligible for special education or related services under federal and state law.

The Ware Public Schools is also committed to identifying children before their third birthday in order to provide early intervention services for three and four-year-olds with disabilities. If you have questions or concerns regarding your child's development and would like to have your child screened, please contact the Ware Public Schools Office of Special Education.

If you suspect that your child may need an evaluation to determine eligibility for special education services, you may request an evaluation, at no cost, through the Ware Public Schools Office of Special Education. Please contact us at the following:

Jessica R. Bolduc
Director of Special Education
P.O. Box 240
Ware, MA 01082
Phone: (413) 967-4271
Email: jbolduc@ware.k12.ma.us

It is the policy of the Ware Public Schools not to discriminate on the basis of age, sex, race, color, religion, national origin, ethnicity, disability, sexual orientation, gender identity, homelessness, military service, union activity or genetics in its educational programs, activities or employment policies as required by Title IX of the 1972 Education Amendments, Chapter 622 of the Massachusetts General Laws, Section 504 of the Rehabilitation Act of 1973, Title VI of the Civil Rights Act of 1964, the Equal Educational Opportunities Act of 1974, Title II of the Americans with Disabilities Act of 1990, M.G.L. c. 71A and c. 76, s. 5.

EARLY DEADLINES

In observance of Labor Day,
PUBLIC NOTICES
EARLY AD DEADLINE
Place your public notice
no later than 2 pm

Thursday, September 1

- Thank you!

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.

PUBLIC NOTICES ARE NOW ONLINE

- Email all notices to notices@turley.com
- Access archives and digital tear sheets by newspaper title.
- Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

Public notice deadlines are Mondays at noon, Fridays noon for Monday holidays.

visit www.publicnotices.turley.com

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