

public notices

Town ofWare
Conservation Commission
Notice of Public Hearing

The Ware Conservation Commission will hold a public hearing on **Wednesday, November 12, 2025, at 6:30 p.m.** pursuant to the Wetlands Protection Act, MGL 131 c40. The hearing will include consideration of a **Request for Determination of Applicability (RDA)** by Joseph Sidur, for the removal of one tree at his property located at 141 Gilbertville Rd. Ware, MA 01082. Assessors Map ID 36-0-26. Said hearing will be held in the Selectboard Meeting Room, Town Hall, 126 Main St. Ware, MA 01082. To view application and related plans, contact the Conservation office at 413-967-9648.

Pursuant to MGL Chapter 4, Section 13, a copy of this legal notice can be found on the Massachusetts Newspaper Publishers Association’s (MNPA) website: <http://masspublicnotices.org> 10/30/2025

TOWN OF WARREN
NOTICE OF
PUBLIC HEARING

In accordance with Massachusetts General Laws Chapter 166 Section 22, a public hearing will take place for consent to install 1 JO Poles on Bemis Rd beginning at a point approximately 900 feet northwest of the centerline of the intersection of Bemis Rd and Heritage Dr. Install new utility Pole 27-50 Bemis Rd. Install EMR at P27-50 Bemis Rd. **This hearing will be on Thursday, November 6th, 2025, Warren Senior Center, 2252 Main Street, West Warren, MA, at 6:00PM.**

Richard Eichacker, Chairman
Board of Selectmen
10/23, 10/30/2025

TOWN OF WARREN
NOTICE OF
PUBLIC HEARING

In accordance with Massachusetts General Laws Chapter 166 Section 22, a public hearing will take place for consent to install 1 JO Poles on Brookfield Rd beginning at a point approximately 575 feet south of the centerline of the intersection of Southbridge Rd Ext. Install PL # 13-84 approximately 575’ south of the centerline of Southbridge Rd Ext. **This hearing will be on Thursday, November 6th, 2025, Warren Senior Center, 2252 Main Street, West Warren, MA, at 6:00PM.**

Richard Eichacker, Chairman
Board of Selectmen
10/23, 10/30/2025

TOWN OF WARE
Legal Notice
Invitation for Bids
Demolition Services
92-104 Main Street, Ware, MA
TWN-25-05

The Town of Ware is accepting sealed bids for demolition services located at 92-104 Main Street, Ware, MA. Specifications and Bid Forms are available at the Town of Ware, Town Manager’s Office, 126 Main Street, Ware, Massachusetts 01082 during normal business hours or online at www.townofware.com/bids_procurements/2025. Bids shall be submitted and addressed to the Town of Ware and marked **“TWN-25-05 BID OPENING FOR 92-104 MAIN STREET.”**

Bids will be received at the Town Manager’s office **until 11:00 a.m. on November 25, 2025**, at which time they will be publicly opened and read.

The Town of Ware reserves the right to accept or reject any or all bids and call for new bids. Bids shall be evaluated based on responsiveness to the criteria, terms and conditions contained in this IFB and its attachments. Failure to follow the instructions, meet the criteria, or agree to the terms and conditions contained in this IFS may be cause for rejection of the bid as non-responsive.

Contractors are required to comply with the Commonwealth of Mass. Department of Labor and Industries Prevailing Wage Rates in accordance with Mass. General Laws, Chapter 149, Sections 26 and 270.

The Town of Ware is an Equal Opportunity/Affirmative Action Employer.

Late bids will not be considered.

The Town reserves the right to waive minor informalities.

Stuart Beckley
Town Manager
10/30/2025

Town of Ware
LEGAL NOTICE
73 Church Street
RDA Application
Septic and Restroom

NOTICE is hereby given that the Ware Conservation Commission hold a Public Hearing on **Wednesday, November 12, 2025 at 6:30pm** pursuant to the Wetlands Protection Act M.G.L. 131 c40. The hearing will include consideration of a **Request for Determination Applicability (RDA)** by the Town of Ware for installation of a prefabricated building and septic system at Greenville Park, 73 Church St., Ware MA 01082. A portion of the work shall take place within the Buffer Zone of the Ware River. Said hearing will be held in the Selectboard Meeting Room, Town Hall, 126 Main St., Ware MA 01082. To view the application and related plans, contact the Conservation Office at (413) 967-9648, ext. 120. 10/30/2025

MORTGAGEE’S
SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by EDWIN M. KROL and EVELYN E. KROL a/k/a EVELYN KROL to COUNTRY BANK FOR SAVINGS, dated July 30, 2004, and recorded with the Hampshire County Registry of Deeds in Book 7933, Page 55, 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 the 9th day of December, 2025**, on the mortgaged premises believed to be known as 7 Dugan Road, Ware, Hampshire County, Massachusetts, and all singular the premises described in said Mortgage, to wit:

“Property Address: 7 Dugan Road, Ware, MA 01082

A certain tract or parcel of land together with the buildings thereon situated on the easterly side of Dugan Road, so-called, otherwise known as Topor Road in said Ware, being bounded and described as follows:

Beginning at an iron pin driven in the ground on the easterly side of Dugan Road, said pin being North 15° East six hundred eighteen and five tenths (618.5) feet from the intersection of the northerly line of the Ware-Palmer Road and the easterly line of said Dugan Road;

Thence North 15° East one hundred (100) feet along the easterly line of Dugan Road to an iron pin driven in the ground;

Thence South 84° East two hundred five (205) feet along the southerly line of Lot #4 on plan hereinafter referred to an iron pin driven in the ground;

Thence South 15° West one hundred (100) feet along land of one Dugan to a stake in the ground;

Thence North 84° West two hundred five (205) feet along the northerly line of Lot #2 on said plan to an iron pin driven in the ground on the easterly line of Dugan Road and the place of beginning;

Being Lot #3 on Plan of Dugan Acres, Ware, Massachusetts, September 16, 1952, J.W. Reilly, C.E.

The said premises are conveyed subject to the following restrictions:

that the grantees, their successors and assigns, shall or will not at any time hereafter build, erect, maintain, or keep or permit to be built, erected, maintained, or kept on said premises any trailers, barns, stables, cow shed, pig pens, henhouses, horses, cattle, hens, duck, geese, pigs, warehouse, store, shop or any business or business structure or enclosure of any kind whatsoever, excepting one and one-half story dwelling house and private garage and dog house. The front of any house erected shall be placed and set back not less than thirty (30) feet from the easterly line of Dugan Road providing that steps, windows, porticos, and other projections appurtenant thereto may be allowed in said reserved space of thirty (30) feet; that any fireplace or dog house constructed shall be set back not less than five (5) feet from the side or back lines of the conveyed premises. any dog house placed upon the premises to be neat and suitable construction.”

The premises will be sold subject to any and all restrictions, easements, improvements, cov-

enants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the Mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the purchaser’s sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

TERMS OF SALE: SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$7,500.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier’s check by the purchaser at the time and place of sale. The balance of the purchase price in connection with the sale shall be paid in cash, or by certified or bank cashier’s check within thirty (30) days of the date of the sale and the Deed transferred contemporaneously therewith. A buyer’s premium equal to five percent (5%) of the successful bid will be paid by the successful bidder and incorporated within the purchase price. The purchaser at the sale shall be required to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

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

Country Bank for Savings,
Present Holder of said Mortgage
By: /s/Jonathan C. Sapirstein

Jonathan C. Sapirstein
SAPIRSTEIN & SAPIRSTEIN,
P.C.
1500 Main Street, Suite 2504
P.O. Box 15408
Springfield, MA 01115-5408
Tel.: (413) 827-7500
Its Attorneys

Date: October 22, 2025
10/30, 11/06, 11/13/2025

Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Hampshire Division
Docket No.
HS25P0661EA
Estate of:

Mary Louise Meshlovitz
Also Known As:
Mary Lou Meshlovitz
Mary Louise Sinkoski
Date of Death: April 29, 2025
INFORMAL PROBATE
PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **Jacob P Meshlovitz of Ware, MA**

a Will has been admitted to informal probate.

Jacob P Meshlovitz of Ware, 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. 10/30/2025

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 **Vikki E. Patrakis** to Mortgage Electronic Registration Systems, Inc. (“MERS”), as Mortgagee, as Nominee for CrossCountry Mortgage, LLC, its successors and assigns dated June 26, 2020, recorded at the Hampshire County Registry of Deeds in Book 13678, Page 33; said mortgage was then assigned to CrossCountry Mortgage, LLC by virtue of an assignment dated April 23, 2025, and recorded in Book 15403, Page 99; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **November 13, 2025**, on the mortgaged premises. This property has the address of 11-13 Webb Court, Ware, MA 01082. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

The following described land, situate, lying and being in County of Hampshire, State of Massachusetts:

A certain tract or parcel of land situated in said Ware on the Westerly side of a way leading Southerly from Water Street and known as Webb Court, bounded and described as follows:

Commencing on the Westerly side way at the Southeasterly corner of land formerly of Mary Barrett, deceased;

Thence southerly on the westerly side of said way about seventy-eight and one-half (78.5) feet to a point at the Northeasterly corner of land of John T. Connell and Johanne Connell;

Thence westerly on land of said Connell about seventy-five (75) feet to a corner;

Thence northerly of land said Connell and land of Packard & Lawton about seventy-five (75) feet to land formerly of said Barrett;

Thence easterly on land formerly of said Barrett about sixty-nine (69) feet to the place of beginning.

Containing more or less with the buildings thereon, together with a right of way over said Webb Court to water Street, same to be used in common with others having rights therein.

More commonly known as: 11-13 Webb Court, Ware, MA 01082

Tax ID: 56-0-66
Subject to and with the benefit of easements, reservation, re-

strictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier’s or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier’s or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC (“DG&L”), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: September 17, 2025
CrossCountry Mortgage, LLC
By its Attorney

DOONAN, GRAVES &
LONGORIA, LLC,
100 Cummings Center,
Suite 303C,
Beverly, MA 01915
(978) 921-2670
www.dgandl.com 57988
(PATRAKIS A/K/A VIKKI PATRAKIS)

10/16, 10/23, 10/30/2025

LEGAL NOTICE

In accordance with the provisions of the Massachusetts General Law 105A, for the purpose of satisfying the liens of Sunny Side Storage LLC, in order to satisfy past due rents and other expenses, the contents of the following storage units will be sold for non-payment on **Saturday, November 8, 2025 at 9 a.m.** on the premises of Sunny Side Storage LLC, 319 Palmer Rd., Ware, MA (413)967-5888.
Maciej Janusz D-27
Brittany Hutchins F-22
Beth Makara C-46
Tammy George C-38
Elvin Jose Sanchez Pagen D-20
10/30, 11/06/2025

Storage Auction

In accordance with the provisions of the Massachusetts General Law 105A, in order to satisfy past due rents and other expenses, the contents of Carrie McCorkindale, William Maren-go Jr, Michael Boivin, and Jason Kline will be auctioned off at Secure Storage, 31 Southbridge Rd., Warren, MA on **11/22/25 at 9:15 AM.**

The contents of Jason Strniste will be auctioned off at Secure Storage, 70 Boston Post Rd., Warren, MA on **11/22/25 at 9:00 AM.**

The contents of Jessalyn Hughes, William Backus, and Nikole Roldan will be auctioned off at Secure Storage, 167 West S..t Ware, MA on **11/22/25 at 10:00 AM.**

Any questions or inquiries call 413-800-6278.
10/30, 11/06/2025

NOTICE IS HEREBY GIVEN
ON THE APPLICATION OF
TOMBSTONE TRADING
COMPANY, INC.

**OF 126 W. MAIN STREET
WARE, MASSACHUSETTS,
HAMPSHIRE COUNTY
TO BE A PUBLIC
WAREHOUSE WITHIN AND
FOR THE
HAMPSHIRE COUNTY
WARE, MASSACHUSETTS,
FOR THE PURPOSE OF
CONDUCTING A GENERAL
WAREHOUSE BUSINESS AS
PROVIDED IN
CHAPTER 105 OF THE
MASSACHUSETTS
GENERAL LAWS**
10/23, 10/30/2025

**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.**



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Wednesday, December 3rd @ 1pm
Top Floor Learning, Palmer Public Library
www.topfloorlearning.org

Call 413-544-6600
to reserve your spot today!

Contact Us For More Information

NEW PHONE NUMBER **413-544-6600**

email: dkimball@topfloorlearning.org
<https://topfloorlearning.org/>