

public notices

WARE BOS from page 1

Bourcier said the town submitted a response to her complaint and she has appealed it. “I have not received any copies of any documents concerning Baystate,” she said.

Bourcier said she has also requested to see a summary of the activity performed by special counsel, Attorney Patricia Davidson, who was hired by the town to research the will and trust of Lewis Gilbert.

She said she also asked for a copy of the letter Davidson sent to Bank of America, the trustee of the Lewis Gilbert Trust.

Bourcier brought up the Building Department and its appeal process. She said there are “no checks and balances.”

Bourcier said she submitted an open meeting violation complaint with the state over a May 6 executive session, in which three of the Selectboard members voted to support Baystate Health’s proposal for a primary care/ Convenient Care site in town. She said the complaint will be reviewed soon.

Bourcier said she attended a meeting with Way Finders, along with Ann Bigda, Selectboard member Jack Cascio and Town Manager Stuart Beckley to discuss the development of a mixed income senior living community on the Mary Lane Hospital site. She said Way Finders did express interest in this project.

She also spoke with the CEO of Ascentria, about the construction of a nursing home, memory care and independent living facility.

Bourcier said Baystate Health has announced a voluntary separation program after laying off employees due to its financial stand- ings.

“Baystate’s financial position has not gotten any better,” she said. “How can we as residents petition somehow the Selectboard to rethink their July 1 vote to support Baystate?”

Bourcier said Baystate Health has only agreed to offer Convenient Care if its proposed primary care office was successful.

Beckley said the board voted in favor of Baystate Health’s proposal as it was the quickest way to get healthcare into town.

“It doesn’t mean we should stop looking for others,” he said.

Beckley said the access to Rural Equity Funds would be a “complete game changer” for rural health- care.

Selectboard members Ken Willette and Josh Kusnierz said they would like a current update from Baystate Health about its

financial status.

Selectboard member John Desmond asked to put this discussion on the agenda of a future meet- ing. Kusnierz said the board can also reach out to the Select Board of Hardwick and invite them to submit questions or concerns from that town regarding Baystate Health’s proposal.

The Selectboard will invite Baystate Health’s representatives to its Jan. 6, 2026, meeting to discuss the status of healthcare in town.

Open meeting law complaint

The Selectboard acknowledged receipt of Hardwick resident Stephen Granlund’s open meet- ing law complaint against the Hospital Review Committee.

Beckley provided a pro- posed response to the com- plaint prepared by town counsel, as well as a four- step process the board can take to address the com- plaint.

Granlund’s complaint was related to the Hospital Review Committee having several months of missing meeting minutes. He also cited that many committee members were not current with their conflict of interest certificates when business was being discussed and voted on.

The corrective actions to be taken by the Selectboard include notifying all town boards and committees of their responsibility to take meeting minutes. The Town Manager will no longer take meeting minutes on their behalf.

Boards and committees will also utilize technol- ogy, such as Zoom, to record meetings.

Hydrant flow test fees

Interim Department of Publics Works Director Ken Calder proposed the imple- mentation of fees for con- ducting hydrant flow tests. He said these tests are con- ducted by the DPW at the request of developers.

Calder said the fee covers the cost of water being lost during the flow test.

“When these tests are being done, the amount of water that’s being flushed down into the drain or street...is unaccounted for water, or a loss for the town based on that, so hence the fee for the application,” he said.

The current minimum rate for commercial flow testing would be set at \$150. Calder said other towns have fees ranging from \$60- 475.

The Selectboard approved Calder’s proposal.

Sanitary survey

Calder was joined by Jeff Faulkner of Tighe

& Bond to discuss the town’s sanitary survey through the Department of Environmental Protection.

Faulkner talked about per- and polyfluoroalkyl substances testing results, and said the town meets the current federal regulations and the state regulations. He said there is one site that is above the federal PFAS limit.

Faulkner said by 2029, the federal regulations will implement a lower number of PFAS contami- nants allowed in parts per trillion. He said this will allow municipalities time to address water treatment for PFAS.

“All of the site in Ware have PFAS at some level,” he said.

He said a PFAS master plan was prepared in April of this year, and the DEP has asked the town to final- ize its approach to dealing with PFAS.

Faulkner said there are several options to address PFAS, including the con- struction of treatment plants.

He said there may be grant testing available to get this project started and the town could participate in a pilot study to determine the best treatment for PFAS.

Faulkner said this could also be combined with the treatment to remove iron manganese from the water, which is what causes discol- oration.

“It would be a combina- tion of solving several treat- ment problems with a larger treatment plant project,” he said.

The Selectboard voted to move forward with a pilot study.

Plowing/sanding of unfinished subdivision roads

The Selectboard reviewed unfinished sub- division roads that were recommended for plowing and sanding this winter. The town will plow/sand Coldbrook Drive, Lee Road and Wildflower Drive and part of Williston Drive.

Bel Air Drive will not be plowed or sanded due to its condition.

Special Town Meeting date

Beckley said the Moderator would not be available on Jan. 26, 2026 for a Special Town Meeting and asked that the date be changed to Monday, Feb. 2, 2026 with a snow date of Feb. 4, 2026. The Selectboard approved this request.

Water tank project

Beckley said the Church Street water tank project has been completed and it is back online. He said work on the Anderson Road water tank will begin in the spring.

NOTICE OF MORTGAGEE’S SALE OF REAL ESTATE

Premises: 8 Bellevue Avenue Extension, Ware, Massachusetts By virtue and in execution of the Power of Sale contained in a certain mortgage given by Wendy Theresa Sprous to Mortgage Electronic Registra- tion Systems, Inc. (“MERS”), as mortgagee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns and now held by Lakeview Loan Servicing, LLC, said mortgage dated July 12, 2019, and recorded in the Hampshire County Registry of Deeds in Book 13320, Page 210, as af- fected by an Assignment of Mortgage dated May 31, 2025, and recorded in the Hampshire County Registry of Deeds in Book 15434, Page 293, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on December 30, 2025 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND WITH THE BUILDINGS IN WARE, HAMPSHIRE COUNTY, MASSACHUSETTS, BOUND- ED AND DESCRIBED AS FOLLOWS:

PARCEL 1: SITUATED AT THE NORTHERLY SIDE OF BELLEVUE AVENUE, SO CALLED; BEGINNING AT AN IRON PIN ON THE NORTHERLY LINE OF BEL- LEVUE AVENUE; THENCE NORTHERLY ONE HUN- DRED FEET MORE OR LESS TO AN IRON PIN; THENCE EASTERLY FORTY-EIGHT FEET TO AN IRON PIN AND LAND NOW OR FORMER- LY OF STUART; THENCE SOUTHERLY ON THE LINE OF STUART’S LAND, ONE HUNDRED FEET MORE OR LESS TO AN IRON PIN ON THE NORTHERLY LINE OF SAID BELLEVUE AVENUE; THENCE WESTERLY ON BELLEVUE AVENUE, FOR- TY-EIGHT FEET MORE OR LESS TO THE PLACE OF THE BEGINNING, CONTAINING MORE OR LESS WITH THE BUILDINGS THEREON.

PARCEL 2: A CERTAIN TRACT OF LAND SITUATE IN SAID WARE, BOUNDED AND DE- SCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY COR- NER OF LAND FORMER- LY OF A. W. LINCOLN, ON THE NORTHERLY SIDE OF A STREET COMMONLY CALLED BELLEVUE AV- ENUE EXTENSION RUN- NING FROM ASPEN STREET TO BELLEVUE AVENUE; THENCE EASTERLY ON SAID STREET THIRTY-NINE (39) FEET TO OTHER LAND NOW OR FORMERLY OF LOTTIE M. FOUNTAIN,

THENCE NORTHERLY IN A LINE PARALLEL WITH THE WESTERLY LINE OF BELLEVUE AVENUE ALONG OTHER LAND NOW OR FORMERLY OF SAID FOUNTAIN ONE HUNDRED TWO (102) FEET; THENCE WESTERLY ON LAND FOR- MERLY OF JOSEPH DUMAS, JR., THIRTY-NINE (39) FEET TO OTHER LAND OF FRAN- CIS R. BULLAN ET UX, GRANTORS HEREIN; THENCE SOUTHERLY ON OTHER LAND OF SAID BUL- LAN ONE HUNDRED TWO (102) FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREM- ISSES CONVEYED TO THE MORTGAGOR BY DEED RE- CORDED HEREWITH.

The description of the prop- erty contained in the mortgage shall control in the event of a typographical error in this pub- lication.

For Mortgagor’s Title see deed dated July 11, 2019, and recorded in the Hampshire County Registry of Deeds in Book 13320, Page 206.

TERMS OF SALE: Said premises will be sold and con- veyed subject to all liens, en- cumbrances, unpaid taxes, tax titles, municipal liens and as- sessments, if any, which take precedence over the said mort- gage above described.

TEN THOUSAND (\$10,000.00) 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 by a certified check, bank treasurer’s or cashier’s check within forty-five (45) days after the date of sale.

Other terms to be an- nounced at the sale.

Marinosci Law Group, P.C. 275 West Natick Road, Suite 500 Warwick, RI 02886 Attorney for Lakeview Loan Servicing, LLC Present Holder of the Mortgage Telephone: (401) 234-9200 MLG File No.: 25-03560 12/04, 12/11, 12/18/2025

Town of Hardwick PUBLIC HEARING NOTICE

Under the provisions of the General Laws of Massachusetts, Chapter 166, and any additions or amendments thereto; please be advised that at their meeting on **Monday, December 22, 2025, at 6:30 p.m.**, the Hardwick Se- lect Board will consider a request to give permission to Massachu- setts Electric Company d/b/a National Grid and Verizon New England, Inc, to locate poles, wires, and fixtures, including the necessary sustaining and protect- ing fixtures, along and across the following public way:

High Street- National Grid to install 1 SO poles on High Street beginning at a point approxi- mately 247ft north of the center- line of the intersection of Joslyn Road. 12/11/2025

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT DOCKET NO. 25 SM 003799 ORDER OF NOTICE

TO: Shayne Marie Pedercini and to all persons entitled to the benefit of the Servicemem- bers Civil Relief Act, 50 U.S.C. C. 50 §3901 (*et seq*):

NewRez LLC d/b/a Shell- point Mortgage Servicing claiming to have an interest in a Mortgage covering real prop- erty in **Ware, numbered 108 Fish- erdick Road**, given by **Toryn M. Lane and Shayne Marie Ped- ercini to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cal- iber Home Loans, Inc., its suc- cessors and assigns**, dated **July 8, 2021**, and recorded in **Hamp- shire County Registry of Deeds in Book 14180, Page 213**, and now held by the Plaintiff by as- signment, has/have filed with this court a complaint for determina- tion of Defendant’s/Defendants’ Servicemembers status..

If you now are, or recently have been, in the active military service of the United States of America, then you may be en- titled to the benefits of the Ser- vicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written ap- pearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or be- fore **01/19/2026** or you may lose the opportunity to challenge the foreclosure on the ground of non- compliance with the Act.

Witness, GORDON H. PIPER Chief Justice of this Court on 12/03/2025.

Attest: **Deborah J. Patterson,** Recorder

12/11/2025

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 **12/30/25 at 10:00AM** at: Regin’s Repair 19 Church St Gil- bertville, MA 01031 by private sale, the following Motor Vehicle will be sold to satisfy the garage keepers lien thereon for storage, towing charges, care and expens- es of notices and sale of said ve- hicle

2009 Subaru Forester Registration#/State: 3KZD21/ MA VIN: JF2SH63649H711995 Name and address of owner: Bradley Thane 27 Morse Ave., Apt. 1 Ware, MA01082

2017 Yamaha YZFR3 Motorcycle Registration#/State: none VIN: MH3RH06YXHK017063 Name and address of owner: Misael Enamorado Ramos 27 Studley Ave. Brockton, MA 02301 Maya Gidopoulos & Dennzel Davis 20 Sorel Rd. Ware, MA 01082

By: James M. Regin Dated: 12/8/2025

This notice has been given un- der the provisions of G.L. c. 255, Section 39A 12/11, 12/18, 12/25/2025

Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampshire Division Docket No. HS25P0746EA Estate of:

George V. Boudreau Also Known As: George V. Boudreau, Sr. Date of Death: 10/27/2025 INFORMAL PROBATE PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **George V. Boudreau, Jr. of of Danielson, CT**

a Will has been admitted to in- formal probate.

George V. Boudreau, Jr. of of Danielson, CT has been infor- mally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being adminis- tered under informal procedure by the Personal Representative under the Massachusetts Uni- form Probate Code without su- pervision by the Court. Inventory and accounts are not required to be filed with the Court, but inter- ested parties are entitled to no- tice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, in- cluding 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 Represen- tatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

12/11/2025

NOTICE

ERRORS: Each advertiser is re- quested to check their adver- tisement the first time it appears. This paper will not be responsi- ble for more than one corrected insertion, nor will be liable for any error in an advertisement to a greater extent than the cost of the space occupied by the item in the advertisement.

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Job Connection

HELPING YOU FIND HELP

Town of Warren Town Accountant

JOB OPPORTUNITY

Full-Time – Town Benefited Position 32 hours per week, Monday to Thursday

The Town of Warren is actively seeking a qualified professional to fill the position of Town Accountant. The Town is seeking a dedicated and enthusiastic Accountant to join our team. Strong organizational skills, excellent customer service skills, municipal finance and Vadar experience preferred. A complete job description can be found on the Town’s website **www.warren-ma.gov**.

Please email or mail your resume and cover letter to the Town Administrator, Jim Ferrera, townadministrator@warren-ma.gov or by mail to 48 High Street, P.O. Box 609, Warren, MA 01083. Salary range is negotiable from \$60,000 to \$64,500 and is based on relevant work experience, certifications, and educational background. Position open until filled, with a first look at resumes starting on December 22, 2025.

Town of Warren is an Equal Opportunity Employer

