

# public notices

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**  
Premises: 88 West Street, Ware, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Thomas Hubbard to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Norwich Commercial Group, Inc. d/b/a TPOGO its successors and assigns and now held by Freedom Mortgage Corporation, said mortgage dated March 22, 2024, and recorded in the Hampshire County Registry of Deeds in Book 15094, Page 194, as affected by an Assignment of Mortgage dated December 23, 2024, and recorded in the Hampshire County Registry of Deeds in Book 15314, Page 312, as affected by an Assignment of Mortgage dated August 6, 2025, and recorded in the Hampshire County Registry of Deeds in Book 15496, Page 282, 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 **January 8, 2026 at 11:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

Certain pieces of real estate situated in WARE, Hampshire County, Massachusetts, known and designated as 88 West Street, being more particularly bounded and described as follows: Beginning at the northwesterly corner of the tract herein conveyed at an iron pin on the southerly side of said street; thence SOUTHERLY on line of land formerly of the Murdock Estate about one hundred (100) feet to land formerly belonging to the P.J. Crowe Estate; thence EASTERLY on land formerly of the P.J. Crowe Estate about fifty (50) feet to land formerly of Fred Burge; thence NORTHERLY on land formerly of Fred Burge one hundred (100) feet to West Street; thence WESTERLY on West Street to the place of beginning.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated March 11, 2024, and recorded in the Hampshire County Registry of Deeds in Book

15091, Page 191.

**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.

**TENTHOUND (\$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 announced at the sale.

Marinosci Law Group, P.C.  
275 West Natick Road,  
Suite 500  
Warwick, RI 02886

Attorney for  
Freedom Mortgage Corporation  
Present Holder of the Mortgage  
Telephone: (401) 234-9200  
MLG File No.: 25-01046  
12/18, 12/25/2025, 01/01/2025

**COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT COMPLAINT TO FORECLOSE TAX LIEN**  
[seal] No. 18 TL 000124

TO ALL WHOM IT MAY CONCERN, and to John H. Blair and Anna M. Blair, both deceased, both formerly of Ware, Hampshire County, and said Commonwealth; Cheryl Blair and Daniel Blair, both deceased, both formerly of Indianapolis, in the State of Indiana; CSX Transportation, Inc., successor to The New York Central Railroad Company and the Boston and Albany Railroad Company, a duly existing corporation having an usual place of business in Jacksonville, in the State of Florida, in care of its Resident Agent C T Corporation System, a duly existing corporation having an usual place of business in Boston, Suffolk County, and said Commonwealth; or their heirs, devisees, legal representatives, successors and assigns:

A Complaint has been filed by the Plaintiff Town of Ware. The Complaint asks the Court to enter a judgment ending any

ownership rights or interests in the land described below. The Complaint is about a parcel of land located in the Town of Ware, Hampshire County, Massachusetts, described in the Complaint as follows:

A certain parcel of land consisting of approximately 2 1/4 acres of land with buildings thereon situated on the westerly side of Gilbertville Road, now or formerly owned by John J. and Anna M. Blair and recorded in Hampshire County Registry of Deeds, Book 1686 page 62.

**To respond to the Complaint, you or your attorney must take these steps by the Deadline to Answer, which is February 9th, 2026.**

First, prepare a written Answer. You may write your own Answer or use the form or the online guided interview program on the Court website. Second, file your Answer with the Land Court Recorder's Office, or in the Assistant Recorder's Office at the Registry of Deeds where the land is located, or using the Court's online eFiling system. Third, serve a copy of your Answer to the Plaintiff by mail or e-mail.

**If you do not answer the Complaint by the above Deadline to Answer, this Court will find you in default.** You may lose the chance to answer or dispute the facts listed in the Complaint or pay the taxes owed. You may lose all ownership rights or interest in the land described above. If a judgment of foreclosure is entered, you will lose ownership of your property. If the property is worth more than the amount owed to cover the tax debt and foreclosure costs, you may be entitled to receive any remaining funds (excess equity) from the Plaintiff.

It is ordered that this citation be published right away, once in The Ware River News a newspaper published in Town of Ware.

Witness, **GORDON H. PIPER**, Esquire, Chief Justice of said Court, this Eighteenth Day of December in the year two thousand and twenty-five.

Attest with Seal of said Court.  
Deborah J. Patterson  
Recorder

Plaintiff's Attorney:  
Amy J Megliola Esq,  
1350 Main Street, Suite 210,  
Springfield, MA 01103 Tel:  
(413)732-3600  
12/25/2025

**Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampshire Probate and Family Court 15 Atwood Drive Northampton, MA 01060 (413)586-8500 Docket No. HS25P0801EA Estate of:**

**Lori Ann Larzazs-Supczak Date of Death: 08/11/2025 CITATION ON PETITION FOR FORMAL ADJUDICATION**

**To all interested persons:** A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Lynn E. Garceau of Haverhill, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that **Lynn E. Garceau of Haverhill, MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

**IMPORTANT NOTICE**

**You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/21/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.**

**UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE**

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any

**matter relating to the estate, including the distribution of assets and expenses of administration.**

WITNESS, Hon. **Diana S. Velez Harris**, First Justice of this Court.

Date: December 16, 2025  
**Mark S Ames**,  
Register of Probate  
12/25/2025

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

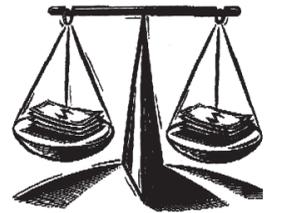
Notice is hereby given by **REGIN'S REPAIR 19 CHURCH ST GILBERTVILLE, MA 01031**, pursuant to the provisions of G.L. c. 255, Section 39A, that on **12/30/25 at 10:00AM** at: **Regin's Repair 19 Church St Gilbertville, MA 01031** by private sale, the following Motor Vehicle will be sold to satisfy the garage keepers lien thereon for storage, towing charges, care and expenses of notices and sale of said vehicle

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 under the provisions of G.L. c. 255, Section 39A  
12/11, 12/18, 12/25/2025



## PUBLIC NOTICES ARE NOW ONLINE

- 1 Email all notices to [notices@turley.com](mailto: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.**

visit [www.publicnotices.turley.com](http://www.publicnotices.turley.com)

## ADVERTISING SALES HELP WANTED

- Do you want to work in your community helping local businesses connect with their customers?
- Do you want a career supporting local journalism, which tells the unique stories of our communities?
- If so, then join our team! Turley Publications is looking for an outgoing, energetic person interested in selling advertising for our community newspapers. The right candidate will assume an established territory with a portfolio of customers.

You must be a self-starter with excellent communication and organizational skills. Basic computer skills are required. Previous print sales experience is preferred but we will train the right candidate.

**Turley Publications, a locally owned family business, offers a competitive commission structure, 401k, and health plan.**

Send resume & cover letter to:



Jamie Joslyn  
24 Water Street  
Palmer, MA 01069  
Email: [jamie@turley.com](mailto:jamie@turley.com)

## NOTICE

**ERRORS:** Each advertiser is requested to check their advertisement the first time it appears. This paper will not be responsible 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.

**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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# 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](http://www.warren-ma.gov).

Please email or mail your resume and cover letter to the Town Administrator, Jim Ferrera, [townadministrator@warren-ma.gov](mailto: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



## EARLY DEADLINES FOR ADS & LEGAL NOTICES

New Year's will bring early deadlines for all ads & legal notices to run in **TURLEY PUBLICATIONS** the week of Dec. 29, 2025 - Jan. 2, 2026:

- Friday, December 26 at 2 PM for January 1 issue**
  - Country Journal • The Register • Wilbraham-Hampden Times • Agawam Advertiser News
- Monday, December 29 at 2 PM for January 1 issue**
  - Sentinel • The Journal Register • Ware River News • Barre Gazette
- Tuesday, December 30 at 2 PM for January 2 issue**
  - Quaboag Current • Town Reminder • The Holyoke Sun • Chicopee Register

**TURLEY PUBLICATIONS**  
24 Water Street, Palmer, MA 01069  
413-283-8393 • [www.turley.com](http://www.turley.com)