



COMMONWEALTH OF
MASSACHUSETTS
ENERGY FACILITIES
SITING BOARD
NOTICE OF ADJUDICATION
AND PUBLIC COMMENT HEARING



Central-Western MA
Energy Project |
Mass.gov

EFSB 25-01/D.P.U. 25-16 –
New England Power Company d/b/a National Grid
(Central to Western Massachusetts Energy Replacement Project)

Project Summary and Public Comment Hearing Overview

New England Power Company d/b/a National Grid (“National Grid” or the “Company”) has asked the Energy Facilities Siting Board (“Siting Board”) to approve its proposal to replace two existing overhead 69 kilovolt (“kV”) transmission lines, three associated tap lines, and their supporting structures (“Existing Lines”) with new overhead 115 kV transmission lines, tap lines, and structures (“Rebuilt Lines”) in an existing transmission corridor through Millbury, Auburn, Leicester, Spencer, East Brookfield, North Brookfield, West Brookfield, Ware, Belchertown, Pelham, Shutesbury, Leverett, Sunderland, Deerfield, Conway, Shelburne, and Buckland, Massachusetts (the “Project”). The Project would be capable of operating at 115 kV, although it would initially operate at 69 kV, as does the existing line.

The Siting Board will conduct three hybrid public comment hearings with both in-person and remote participation options, as follows:

Tuesday, January 13, 2026, at 6:00 p.m.
Leicester Town Hall Gym
3 Washburn Square
Leicester, MA 01524

Wednesday, January 14, 2026, at 12:00 p.m.
Deerfield Town Hall
Main Meeting Room
8 Conway St
South Deerfield, MA 01373

Wednesday, January 14, 2026, at 6:00 p.m.
Belchertown Town Hall Auditorium
2 Jabish St
Belchertown, MA 01007

Remote attendees: join by using this link – <https://us06web.zoom.us/j/87391827695> from a computer, tablet, or smart device. For audio-only participation attendees can dial in at (646) 558-8656 (not a toll-free number) and then enter the Webinar ID: 873-9182-7695.

See additional comment instructions and Severe Weather Notification below.

To provide oral comments at a public comment hearing (in person, on Zoom, or by telephone), notify Yonathan Mengesha at Yonathan.Mengesha@mass.gov or (617) 305-3544. Provide your name, email address, mailing address, and docket number (“EFSB 25-01”) by 5:00 p.m. the day before the meeting. You can also sign up in person the day of the hearing beginning an hour before the hearing. Pre-registered commenters will speak first, and others will speak next.

The Siting Board also invites written comments on the Project. Written comments will be most useful to the Siting Board if submitted by January 28, 2026. Persons or groups who wish to be involved in the Siting Board proceeding (beyond providing comments at the public comment hearing or in writing) may seek to intervene as a party or to participate as a limited participant. Any petition to intervene or participate must likewise be filed no later than January 28, 2026, and must follow the instructions below.

Severe Weather Notification and Alternative Dates

In the event of severe weather, the Siting Board may postpone the public comment hearing(s). Any postponement will be announced on the Siting Board’s Project website (accessible via the URL link or QR code at the top of this notice’s first page) and the Zoom link for the public comment hearing. If any of the hearings is postponed, it will be rescheduled at the location and on the planned alternate date indicated below, and the deadlines for submitting public comments and filing for intervention or limited participant status will be extended as indicated below.

Important Dates:

Leicester Public Comment Hearing:

Tuesday, January 13, 2026, at 6:00 p.m.
Alternate: January 28, 2026, at 6:00 p.m. (Belchertown)

Deerfield Public Comment Hearing:

Wednesday, January 14, 2026, at 12:00 p.m.
Alternate: January 28, 2026, at 6:00 p.m. (in Belchertown)

Belchertown Public Comment Hearing:

Wednesday, January 14, 2026, at 6:00 p.m.
Alternate: January 28, 2026, at 6:00 p.m. (in Belchertown)

Written Public Comment Deadline:

Wednesday, January 28, 2026, at 5:00 p.m. (Wednesday, February 11, 2026, at 5:00 p.m. if any of the public comment hearings is postponed)

Deadline to file for intervention or limited participant status:

Wednesday, January 28, 2026, at 5:00 p.m. (Wednesday, February 11, 2026, at 5:00 p.m. if any of the public comment hearings is postponed)

Public Review of the Company’s Petitions

A description of the Project, links to the Company’s petitions, attachments and analysis, and periodic updates are electronically available on the Siting Board’s webpage for the Project at [Central-Western MA Energy Project | Mass.gov](https://www.cmatowmaenergy.com/). The Company also maintains a webpage for the Project at <https://www.cmatowmaenergy.com/>. Hard copies of the Company’s petitions and attachments are available for public inspection at the following locations:

Millbury

- Town Clerk’s Office, 127 Elm St., Millbury, MA 01527
- Millbury Public Library, 128 Elm St., Millbury, MA 01527

Auburn

- Town Clerk’s Office, 104 Central St., Auburn, MA 01501
- Auburn Public Library, 369 Southbridge St., Auburn, MA 01501

Leicester

- Town Clerk’s Office, 3 Washburn Sq., Leicester, MA 01524
- Leicester Public Library, 1136 Main St., Leicester, MA 01524

Spencer

- Town Clerk’s Office, 157 Main St., Spencer, MA 01562
- Richard Sugden Library, 8 Pleasant St., Spencer, MA 01562

East Brookfield

- Town Clerk, Memorial Town Complex, 122 Connie Mack Dr., East Brookfield, MA 01515
- East Brookfield Public Library, 122 Connie Mack Dr., East Brookfield, MA 01515

North Brookfield

- Town Clerk’s Office, 215 N Main St., North Brookfield, MA 01535
- Haston Free Public Library, 161 N Main St., North Brookfield, MA 01535

West Brookfield

- Town Clerk’s Office, 2 E Main St., West Brookfield, MA 01585
- Merriam-Gilbert Public Library, 3 W Main St., West Brookfield, MA 01585

Ware

- Town Clerk’s Office, 126 Main Street, Suite F, Ware, MA 01082
- Ware Library, 37 Main St., Ware, MA 01082

Belchertown

- Town Clerk’s Office, 2 Jabish St., Belchertown, MA 01007
- Clapp Memorial Library, 19 S Main St., Belchertown, MA 01007

Pelham

- Pelham Town Office Building, 351 Amherst Rd., Pelham, MA 01002
- Pelham Public Library, 2 S Valley Rd., Pelham, MA 01002

Shutesbury

- Town Clerk’s Office, 1 Cooleyville Rd., Shutesbury, MA 01072
- M.N. Spear Memorial Library, 10 Cooleyville Rd., Shutesbury, MA 01072

Leverett

- Leverett Town Hall, 9 Montague Rd., Leverett, MA 01054
- Leverett Public Library, 75 Montague Rd., Leverett, MA 01054

Sunderland

- Town Clerk’s Office, 12 School St., Sunderland, MA 01375
- Sunderland Public Library, 20 School St., Sunderland, MA 01375

Deerfield

- Deerfield Town Hall, 8 Conway St., South Deerfield, MA 01373
- Tilton Public Library, 71 N Main St., South Deerfield, MA 01373

Conway

- Conway Town Hall, 5 Academy Hill Rd., Conway, MA 01341
- Field Memorial Library, 1 Elm St., Conway, MA 01341

Shelburne

- Town Clerk’s Office, 51 Bridge St., Shelburne Falls, MA 01370
- Shelburne Free Public Library, 233 Shelburne Center Rd., Shelburne Falls, MA 01370

Buckland

- Buckland Town Hall, 17 State St., Shelburne Falls, MA 01370
- Buckland Public Library, 30 Upper St., Buckland, MA 01338

Public Comment Hearings

At each public comment hearing, National Grid will present an overview of the Project. Public officials and members of the public will have an opportunity to ask questions and comment on the Project. The public comment hearings will be transcribed by a court reporter. A recording of each public comment hearing will be posted to the Siting Board’s YouTube channel after that hearing, at https://www.youtube.com/@MaDPU_hearing.

The public comment hearings mark the beginning of a formal, state-level decision-making process in which the Siting Board will; (1) review National Grid’s proposed Project to ensure that it will provide a reliable energy supply with a minimum impact on the environment at the lowest possible cost, pursuant to G.L. c. 164, § 69J; and (2) determine whether the proposed Project is necessary, serves the public convenience, and is consistent with the public interest, pursuant to G.L. c. 164, § 72.

Intervention and Participation

Persons or groups who wish to participate in the Siting Board proceeding beyond providing comments at the public comment hearings or submitting written comments, may seek to intervene as a party or to participate as a limited participant.

“Intervenor” or “Party” Status: An intervenor can participate fully in the evidentiary phase of the proceeding, including participating in discovery (information gathering), participating in the evidentiary hearing, filing a brief, presenting comments to the Siting Board on the Tentative Decision, and appealing the Final Decision.

“Limited Participant” Status: A limited participant receives documents during the proceeding and may file a brief and present comments regarding the Tentative Decision to the Siting Board.

Instructions for Filing Written Comments and Requesting to Participate in the Proceeding

Any written comments on the Project and any petition to intervene or to participate as a limited participant in this proceeding must be sent to the following four email addresses: dpu.efiling@mass.gov; Daniel.W.Keleher@mass.gov; ckeuthen@keeganwerlin.com; and cblaine@keeganwerlin.com. The filing deadline is January 28, 2026 (unless one of the public comment hearings is postponed, in which case the filing deadline will be February 11, 2026).

The e-mail accompanying the written comment or petition must specify: (1) the docket number of the proceeding (EFSB 25-01/D.P.U. 25-16); (2) the name of the person or entity submitting the request; (3) a brief description of the document; and (4) the name, title, and telephone number of a person to contact with questions about the filing. Any petition for intervention must state and explain the way or ways in which the requester may be specifically and substantially affected by the Project. Any petition for limited participation must describe the manner in which the petitioner is interested and the purpose for which participation is requested.

For more information on the Siting Board’s procedural rules, please see the following link:
<https://www.mass.gov/doc/980-cmr-105/download>.

Accommodation Requests and Language Services Requests

Reasonable accommodation for people with disabilities (e.g., Braille, large print, electronic files, audio format) is available upon request. To request an accommodation, please contact:

Melixza Esenyie - Non-Discrimination Coordinator and Director of Diversity, Equity, and Inclusion,
Massachusetts Executive Office of Energy and Environmental Affairs, Human Resources, 9th Floor
100 Cambridge Street, Boston, MA 02114,
eeadiversity@mass.gov, 617-626-1282.

In your communication, state the accommodation you need and why you need it. Provide contact information in case the Coordinator needs more information. Provide one week’s advance notice. The Coordinator will consider but may not be able to fulfill late requests.

Language interpretation services are available upon request to Yonathan Mengesha at (617) 305-3544 or Yonathan.Mengesha@mass.gov. Include in your request the language required and your contact information. To assist us in accommodating your request, please submit it as soon as possible and at least one week before the date of the public comment hearing.

Non-discrimination Notice

The Siting Board does not discriminate on the basis of race, color, national origin, disability, age, sex, income, ethnicity, class, disability, religious creed or belief, gender identity, sexual orientation, genetic information, English language proficiency, or ancestry in administration of its programs or activities. See the Siting Board’s Non-Discrimination Notice at: <https://www.mass.gov/info-details/efsb-non-discrimination-notice-and-grievance-procedure>.

If you have any questions about this notice or any of the Siting Board’s non-discrimination programs, policies, or procedures or believe the Siting Board has discriminated against you, you may contact Melixza Esenyie (see above for contact information) for more information.

Contact

For further information about the proceeding, please contact the Presiding Officer at the address or telephone number below:

Daniel Keleher, Co-Presiding Officer
Energy Facilities Siting Board
One South Station Boston, MA 02110
Daniel.W.Keleher@mass.gov
(617) 305-3623

For periodic updates, please visit the Siting Board’s webpage for this proceeding (accessible via the URL link or QR code at the top of this notice’s first page).

Project Description

National Grid asserts that the Project, with projected costs of \$896.9 million, is needed to ensure reliable electric service to approximately 24,000 customers across twelve municipalities in Massachusetts. National Grid states that the Existing Lines were constructed in 1900, reconducted in 2001, and reinsulated in 2020 and that they are among the oldest transmission lines in New England. National Grid contends that the Existing Lines are also among the Company’s worst performing transmission lines, due in large part to the lattice design of the transmission line supporting structures. The Existing Lines, each approximately 67 miles long, pass through the towns of Millbury, Auburn, Leicester, Spencer, East Brookfield, North Brookfield, West Brookfield, Ware, Belchertown, Pelham, Shutesbury, Leverett, Sunderland, Deerfield, Conway, Shelburne, and Buckland. The Company expects to start constructing the Project in April of 2029 and conclude in April of 2035.

The Project consists of: (1) removing existing 69 kV transmission lines and rebuilding them to a 115 kV design within the existing electric transmission right-of-way between the Millbury #305 Substation and the Deerfield #4 Substation; (2) reconstructing the Quabbin Switch Tap Line, the Shutesbury Tap Line, and the Deerfield #3 Tap Lines; and (3) improving, establishing, and constructing access roads. Future operation of the Rebuilt Lines at 115 kV would require substation upgrades that are not part of the Project. An interactive map of the Project is available at the following link: [New England Power Company - National Grid Central to Western Mass.](#)

Route Descriptions

Millbury: The Rebuilt Lines would begin near Branch River at the Millbury Station in Millbury, run along Providence Street, cross the Blackstone River Bikeway intersecting the Providence and Worcester Railroad, and continue along South Main Street (intersecting Woodland Street, Sycamore Street, and Singletary Brook). The Rebuilt Lines would continue north through Elm Street, where they would intersect Worcester-Providence Turnpike (State Route 146) before passing through Elmwood Street, Shaw Schools Recreational Fields, and Witter Lane. From there, the Rebuilt Lines would pass Greenwood Street and intersect Dwinell Road before entering Auburn.

Auburn: The Rebuilt Lines would enter Auburn and cross Washington Street to connect with the Pondville Substation before proceeding west, where they would intersect Ramshorn Brook, the Penn Central Railroad/Norwich, and Worcester Railroad. The Rebuilt Lines would continue west, passing through Hillside Cemetery and intersecting Central Street and Saratoga Road before crossing Interstate 90. The Rebuilt Lines would then cross Interstate 290 and pass through Auburn Recreation Complex (also known as Oxford Street Recreation Area), which is adjacent to Bayman Street. From there, the Rebuilt Lines would intersect Oxford Street, continue past Bryn Mawr Avenue, cross Dark Brook and run west, intersecting Leicester Street, Chapin Brook, Rochdale Street, Penn Central Railroad, and Drake Court. The Rebuilt Lines would cross Chapin Brook and Leicester Street before entering Leicester.

Leicester: The Rebuilt Lines would enter Leicester, transect Stafford Street and Henshaw Street, cross Grindstone Brook and Bunker Hill Road, and continue to Peter Salem Road, connecting with the Leicester Substation. The Rebuilt Lines would continue west and then transect Peter Salem Road, Pleasant Street and Memorial Drive. The Rebuilt Lines would continue southwest and cross Town Meadow Brook and Burncoat Brook, continue west, and then cross Pine Street and Charles Street before continuing northwest to pass through Burncoat Brook again as they enter Spencer.

Spencer: The Rebuilt Lines would enter Spencer and continue northwest, crossing Greenville Street, R Jones Road, Spencer State Forest and Midstate Trail (an unpaved road). The Rebuilt Lines would continue northwest and intersect Ash Street, continue to Ashview Drive connecting to Maple Street, cross Charlton Road and continue past Pleasant View Road and Bixby Road Circle and continue northwest towards the intersection of West Main Street and Bixby Road. The Rebuilt Lines would cross the intersection of Olde Main Street and Meadow Road before connecting to the Meadow Street Substation. From there, they would continue west over the Seven Mile River, crossing Smithville Road before they enter East Brookfield.

East Brookfield: The Rebuilt Lines would enter East Brookfield, continue northwest to connect to the Harrington Switchyard, and then cross over Lake Lashway before entering North Brookfield.

North Brookfield: Crossing over Lake Lashway, the Rebuilt Lines would enter North Brookfield, cross Shore Road and the Five Mile River. From there, they would transect Old East Brookfield Road, continue through a wooded area and cross over the Penn Central Railroad before crossing Dunn Brook. The Rebuilt Lines would pass through the intersection of East Brookfield Road and Donovan Road, then over the Forget-Me-Not-Brook before connecting with the Lashaway Substation. From the substation, the Rebuilt Lines would continue northwest through the Donovan Road Conservation Area where they transect Fullman Road near Fullam Hill Road Conservation Area, Brookfield Road, and West Brookfield Road. The Rebuilt Lines would enter the North Brookfield Town Forest, intersecting McCarthy Road before crossing Coys Brook and continue northwest, crossing Old West Brookfield Road, Coys Brook, and Tucker Cross Road. The Rebuilt Lines then would cross Smith and Hanson Road before entering West Brookfield.

West Brookfield: The Rebuilt Lines would enter West Brookfield, cross Wigwam Road, New Braintree Road, and Birch Hill Road, enter the West Brookfield State Forest, cross Sucker Brook and Shea Road. The Rebuilt Lines would continue west and cross Madden Road, Mill Brook, Wickaboag Valley Road, Ragged Hill Road, John Gilbert Road, Lamberton Brook, Cedar Drive, and Peirce Road before passing through Rock House Reservation and Corydon W Kibbe Agricultural Preservation Restriction Area as they enter Ware.

Ware: The Rebuilt Lines would enter Ware and cross Gilbertville Road (Route 32) before connecting to the Ware Substation. From there, they would continue past the CSX Transportation Railroad, cross the Ware River, Church Street, Old Gilbertville Road, Sheehy Road, the Muddy Brook, Greenwich Road, Sorel road, Osborne Road, and finally the Flat Brook. The Rebuilt Lines then would cross Old Poor Farm Road, King George Drive, Greenwich Plains Road, and Fisherdick Road, the Quabbin Reservoir Watershed, Beaver Brook, Peppers Mill Pond, Old-Ware Enfield Road, Belchertown Road, Webster Road, and Belchertown Road again. The Rebuilt Lines would continue through the Quabbin Reservoir Watershed and cross the Swift River into Belchertown.

Belchertown: The Rebuilt Lines would enter Belchertown and continue through the Quabbin Watershed Reservoir, cross Winsor Dam Road, and then run between Blue Meadow Road and the Quabbin Reservoir, where they would connect to the Quabbin Switch Substation. The Rebuilt Lines would continue northwest, transect Cold Spring Road, then continue through the Quabbin Reservoir Watershed, crossing Warner Street, Earley Street, and Old Enfield Road before continuing north along the Quabbin Reservoir to enter Pelham.

Pelham: The Rebuilt Lines would enter Pelham and continue northwest into the Quabbin Reservoir Watershed to cross Packardville Road, Cadwell Creek, and the Daniel Shays Highway. The Rebuilt Lines would continue into the Cadwell Memorial Forest and cross Dunlop Brook and Amherst Road. They would continue northwest and cross over the Amethyst Brook and North Valley Road before continuing through the Buffam Brook Road Conservation Area and then crossing Buffam Road to enter Shutesbury.

Shutesbury: The Rebuilt Lines would enter Shutesbury, pass through the Amherst Watershed, and then cross Dean Brook, Sand Hill Road, Nurse Brook, and Pratt Corner Road before connecting to

HCC announces fall 2025 Dean’s list

HOLYOKE – Holyoke Community College recognizes superior scholarship through the Dean’s List. Local students making Dean’s list honors for the fall 2025 term are: Laura Marie Nimitz of Gilbertville, Suzanne Williams of Gilbertville, Dylan Riley Brattlof of Ware, Abby Bridges of Ware, Alishia Marie Cartagena of Ware, Stephen Alexander Cedenof Ware, Elizabeth Haynes of Ware, Cody Kenneth Hess of Ware, Megan Lynn Jasmin of Ware, Janel Marie Julien of Ware, Brittanie Larzazs-Rule of Ware,

Tanner Lockwood of Ware, Samantha Jeanne Lowe of Ware, Heather Marie Martin of Ware, Emily Zophia McGrail of Ware, Owen Michael McKeever of Ware, Abigale Rose McQuaid of Ware, Anthony J. Mendoza of Ware, Sienna Riley Murch of Ware, Quinntin Guy O’Connell of Ware, Isabella Emily Michelle Hubbel of Warren, Valarie Elsie Wedge of Warren, Keion Jamaal Harris of West Warren and Brogan Jane O’Keefe of West Warren. A student is placed on the Dean’s list if their G.P.A. is 3.2 or higher.

PUBLIC NOTICE from page 13

the Shutesbury Substation. The Rebuilt Lines are then proposed to cross over Nurse Brook again before entering Leverett.

Leverett: The Rebuilt Lines would enter Leverett and continue northwest, crossing Roaring Brook and Cushman Road. They would then cross Doolittle Brook in the Beaver Pond Conservation Area, Depot Road, Amherst Road, Long Plain Road, and the New England Central Railroad before entering Sunderland.

Sunderland: The Rebuilt Lines would enter Sunderland through the Mount Toby State Forest and Mount Toby Wildlife Management Area before crossing Montague Road, Chard Pond, and Falls Road. The Rebuilt Lines would then run along Gunn Brook and cross over the Connecticut River into Deerfield.

Deerfield: The Rebuilt Lines would enter Deerfield, cross River Road, and then continue to the west, crossing Clapp Brook, Steam Mill Road, the Boston and Maine Railroad, and Massachusetts Route 10. The Rebuilt Lines would then cross the Fuller Swamp Brook and Mill Village Road adjacent to farmland to continue through woods and farmland and ultimately cross Interstate 91. The Rebuilt Lines would then run parallel to Sand Gully Road, cross Stillwater Road, Hoosac Road, and the Deerfield River to enter Conway.

Conway: The Rebuilt Lines would enter Conway adjacent to the Deerfield River and Mohawk Trail, cross over the South River, Bardwells Ferry Road, and the Boston and Maine Railroad before entering Shelburne.

Shelburne: The Rebuilt Lines would enter Shelburne and cross the Deerfield River near Dragon Brook and Orchard Road. They would continue northwest before crossing Barnard Road. The Rebuilt Lines would then run parallel to the Deerfield River before connecting to the Deerfield #2 Substation. They would then run parallel to the Boston and Maine Railroad, cross over the Deerfield River again and then the Mohawk Trail. From there, the Rebuilt Lines would proceed north where a tap line connects to the Deerfield #3 Substation across the Deerfield River. The remainder of the Rebuilt Lines would continue northwest before terminating at Deerfield #4 Station near Main Street.

Descriptions of Tap Line Replacements

Quabbin Switching Tap: The Project includes replacing the two tap lines in Belchertown that would connect with the Rebuilt Lines at the Quabbin Switching Tap and Tower near Blue Meadow Road. Quabbin Switching Tap extends approximately 0.1 miles to Quabbin Switching Tower in Belchertown.

Deerfield #3 Taps: The Company also proposes replacing the two tap lines that would connect to the Rebuilt Lines at the Deerfield Generating Station north of the Deerfield River in Shelburne. The Deerfield #3 Taps extend approximately 0.5 miles to the Deerfield #3 Generating Station in Buckland.

Shutesbury #704 Tap: The Company proposes replacing the two tap lines that would connect to the Rebuilt Lines at the Shutesbury #704 Substation near the Pratt Corner Road. The Shutesbury #704 Taps extend approximately 0.02 miles to the Shutesbury #704 Substation in Shutesbury.

01/01, 01/08/2026



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(SEAL)
**THE COMMONWEALTH
OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF
THE TRIAL COURT**
**Docket Number:
25 SM 004023**
ORDER OF NOTICE
To: **Elizabeth A. Colon, as
Personal Representative of the
Estate of Paul Muise, Sr.; Eliza-
beth A. Colon; Heirs, Devisees,
and Legal Representatives of
the Estate of Paul Muise, Jr.;
Brittney Muise a/k/a Brittney
Dufresne, as Guardian of Mad-
dison Muise**

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (*et seq*):
PennyMac Loan Services, LLC
claiming to have an interest in a Mortgage covering real property in Ware, numbered 79 Pleasant Street, given by Paul Muise, Sr., to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, dated April 15, 2016, and registered at the Hampshire County Registry District of the Land Court as document number 19333, and noted on certificate of title number 2395, as modified by a certain modification agreement registered on November 8, 2021, and registered with the Hampshire County Registry District of the Land Court as Document No. 21243 as noted on Certificate of Title No. 2395 and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination 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 entitled to the benefits of the Servicemembers 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 appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **February 9, 2026**, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, **Gordon H. Piper**, Chief Justice of this Court on December 29, 2025.

Attest:
Deborah J. Patterson
Recorder
28437

01/08/2026

**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 Lily M. Lunani to Bank of America, N.A., dated January 4, 2008 and recorded in the Hampshire County Registry of Deeds in Book 9363, Page 302, of which mortgage the undersigned is the present holder, by assignment from: Bank of America, N.A. to ABS Loan Trust V, recorded on December 24, 2018, in Book No.

13166, at Page 244 ABS Loan Trust V to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR2 Trust, recorded on March 21, 2024, in Book No. 15093, at Page 133 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR2 Trust to U.S. Bank Trust National Association, not in its individual capacity but solely as trustee on behalf of and for the benefit of BP-JR 2 Loan Trust, recorded on June 24, 2025, in Book No. 15456, at Page 90 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 PM on February 3, 2026**, on the mortgaged premises located at 76 Aspen Street, Ware, Hampshire County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: A certain parcel of land situated on the Westerly side of Aspen Street in said Ware and bounded as follows:

Beginning at an iron pin driven in the ground at the northeast corner of lot conveyed on West line of street;

Thence Southerly on said street seventy-five (75) feet to an iron pin;

Thence Westerly on land formerly of Samuel H. Giguere ninety-five (95) feet to an iron pin;

Thence Northerly seventy-five (75) feet to land formerly of J.H. Storrs, at an iron pin; and, Thence Easterly ninety-five and one half (95-1/2) feet to place of beginning, containing more or less.

Parcel 2
The land in said Ware off the Westerly side of Aspen Street, bounded and described as follows:

BEGINNING at an iron pin at the Northwesterly corner of other land now or formerly of Wdowiak, said iron pin being set North 66° 16’ 52” West ninety-six and 04/100 (96.04) feet from the iron pin in the Westerly line of Aspen Street marking the Northeasterly corner of said other land;

THENCE North 66° 16’ 52” West along remaining land now or formerly of Laurette C. Smith one hundred sixteen and 87/100 (116.87) feet to an iron pin at Aspen Grove Cemetery;

THENCE South 19° 11’ 20” West fourteen and 34/100 (14.34) feet to a stone bound;

THENCE South 18° 47’ 29” West fifty-five and 96/100 (55.96) feet to an iron pin at the Northwesterly corner of land to be conveyed by Laurette C. Smith to Laura Demers; the last two (2) courses being along land of Aspen Grove Cemetery;

THENCE South 63° 46’ 18” East along said land now or formerly of Laura Demers one hundred twelve and 72/100 (112.72) feet to an iron pin at the Southwesterly corner of other land of Wdowiak;

THENCE North 22° 25’ 55” East along said land of Wdowiak seventy-five (75) feet to the point of beginning. Containing 8,314 square feet and being Parcel “B” on a Plan of Land in Ware, Mass., surveyed for Lauretta C. Smith by Robert H. LeMaitre dated September 15, 1979 and recorded in Hampshire County Deeds, Plan Book 112, Page 74.

SUBJECT TO rights reserved by Laurette C. Smith a/k/a Lauretta C. Smith in a deed given by her to Louis G. and Marguerite Wdowiak recorded at Hampshire County Deeds, Book 2128 Page 107, if still in force and effect.

BOTH PARCELS are the same as were conveyed to us by deed of Louis C. and Marguerite Wdowiak dated Sept. 23, 2004

public notices

and recorded in the Hampshire County Registry of Deeds at Book 7997 Page 307. Subject to a first mortgage dated January 4, 2008 and recorded in the Hampshire County Registry of Deeds at Book 9363, Page 285 in the original principal amount of \$110,400.00. For mortgagor’s(s’) title see deed recorded with Hampshire County Registry of Deeds in Book 9363, Page 281.

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 Ten Thousand (\$10,000.00) 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 St., 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.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AND FOR THE BENEFIT OF BP-JR 2 LOAN TRUST
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
24920
01/08, 01/15, 01/22/2026

**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 Kwasi Sarpong to Resource Capital, LLC, dated January 10, 2022, and recorded with the Worcester County (Southern District) Registry of Deeds in Book 66929 at Page 69, 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 **12:00 P.M. on the 23rd day of January 2026**, at 29 Bacon Street, Warren, MA 01083, all and singular the premises described in said mortgage,

To wit:
The land in Warren, Worcester County, Massachusetts, bounded and described as follows:
The land in the Center Village of said Warren situated on the westerly side of Bacon Street, bounded and described as follows:

Beginning at the northerly corner of land now or formerly of William Lincoln;

Thence N. 28-3/4° E., 134 feet and 10 inches to land now or formerly of Danforth Keyes;

Thence by land of said Keyes S. 70 ½ E. 94 feet to Bacon

Street;

Thence by said Street S. 19° W. 132 feet and 5 inches to a corner of land formerly of said Lincoln and being the southerly corner of said tract;

Thence by the land of said Lincoln N. 70-3/4° W. 117 feet to the place of beginning.

Said premises are conveyed subject to the condition relative to building and fence and recited in a deed from Mary A. Ramsdell et al to Danforth Keyes dated January 1, 1866 and recorded in Worcester District Registry of Deeds in Book 732, Page 112, if now in force and effect.

Being the same premises conveyed by deed of Kenneth J. Buck and Russell D. Buck, Executors of the Estate of Robert A. Buck, dated October 17, 2016, recorded with the Worcester District Registry of Deeds in Book 56155, Page 170.

Premises to 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 ten thousand dollars (\$10,000.00) 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 wire transfer to Ligris + Associates, P.C., 1188 Centre Street, Newton, MA 02459 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.
Resource Capital, LLC,
Present holder of said mortgage,
By its Attorneys,
Ligris + Associates, P.C.
1188 Centre Street
Newton, MA 02459
(617) 274-1500
01/01, 01/08, 01/15/2026

**WARREN
PLANNING BOARD
PUBLIC HEARING NOTICE
Maple Lane Development -
Rivers Bend Road**
Pursuant to MGL, Chapter 40A, notice is hereby given that the Warren Planning Board, acting as the Special Permit Granting Authority, will hold a **Public Hearing on Monday, January 26, 2026 at 7:00 PM** on the application of Maple Lane Development Corp. The Hearing will be held at the Warren Senior Center located at 2252 Main Street in West Warren.

The Applicant, Maple Lane Development Corp., is requesting a Special Permit (No. 316) under Section 3.28, Earth Removal (pursuant to Section 8) of the zoning by-laws to allow earth removal at Rivers Bend Road (Map 04, Lots 54 and 55) in the Rural district.

A complete copy of the application may be inspected in the Office of the Planning Board or the Town Clerk during normal business hours. Anyone interested or wishing to be heard on the application should appear at the time and place designated.

01/08, 01/15/2026

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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