

# public notices

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 89 Church Street, Ware, Massachusetts  
 By virtue and in execution of the Power of Sale contained in a certain mortgage given by Isis Anadon, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Mortgage Network, Inc. its successors and assigns and now held by AmeriHome Mortgage Company, LLC, said mortgage dated May 18, 2021, and recorded in the Hampshire County Registry of Deeds in Book 14105, Page 323, as affected by an Assignment of Mortgage dated May 31, 2022, and recorded in the Hampshire County Registry of Deeds in Book 14568, Page 294, 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 April 9, 2026 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain tract or parcel of land situate on the Easterly side of Church Street, in said Ware, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the Easterly side of Church Street, said iron pin marking the Southwesterly corner of land of Wil-

liam O. Barrett;  
 thence Southwesterly along the Easterly side of Church Street 78.3 feet to an iron pin at the corner of land of Cora M. Gilmore; thence South 52° 11' East 220 feet along line of land of Cora M. Gilmore to an iron pin in line of land of Grenville Park;  
 thence North 43° 4' East 79 feet along line of Grenville Park at an iron pin at corner of land of William O. Barrett;  
 thence North 52° 22' West 220 feet along line of said Barrett to the place of beginning, more or less.

Subject to and together with the rights and easements in the common driveway which runs between locus and the premises now or formerly of John F. Slattery and Mary E. Slattery 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 May 17, 2021, and recorded in the Hampshire County Registry of Deeds in Book 14105, Page 319.

**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.

**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 announced at the sale.

Marinosci Law Group, P.C.  
 275 West Natick Road,  
 Suite 500  
 Warwick, RI 02886  
 Attorney for AmeriHome Mortgage Company, LLC  
 Present Holder of the Mortgage  
 Telephone: (401) 234-9200  
 MLG File No.: 23-03451  
 03/12, 03/19, 03/26/2026

## TOWN OF HARDWICK BOARD OF HEALTH NOTICE OF REGULATION ADOPTION (MGL c.111 §31)

The Hardwick Board of Health has adopted a Regulation Restricting the Sale of Tobacco Products, including a Nicotine-Free Generation provision prohibiting sale of tobacco products to anyone born on or after January 1, 2006. The regulation establishes updated requirements for tobacco retailer permitting, restricts where new retailers may operate, and includes a range of measures limiting the sale and availability of tobacco and nicotine products in Hardwick.

A full copy is available at the Board of Health office and on the Town's website.  
 03/26/2026

## COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT COMPLAINT TO FORECLOSE TAX LIEN

**[seal] No. 21 TL 000209**

**TO ALL WHOM IT MAY CONCERN** and to any former members, managers, creditors, and any other persons claiming any interest in Polonia R.E. Holdings, LLC, also known as Polonia RE Holdings, LLC, also known as Polonia Real Estate Holdings, LLC, a dissolved and later revived Massachusetts limited liability company, now or formerly located in Wilmington and also in Groton, both in Middlesex County, and said Commonwealth; Joseph Solans as he is Manager, Resident Agent, Real Property Manager, and Secretary of the Commonwealth Signatory of the said Polonia R.E. Holdings, LLC, also known as Polonia RE Holdings, LLC, also known as Polonia Real Estate Holdings, LLC, now or formerly located in Wilmington and also in Groton, both in Middlesex County, and said Commonwealth; Justine Hart, now or formerly of Maynard, Middlesex County, and said Commonwealth; Town of Ware (Office of the Treasurer/Tax Collector); or their heirs, devisees, legal representatives, successors, and assigns.

A Complaint has been filed by the Plaintiff Tallage Brooks, LLC. 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:

Property Address: 23 Aspen Street

Description of Parcel: A parcel of land with buildings thereon, containing about 0.085 acres described as Map 60, Block 0, Lot 101 in the Office of the Assessors, Ware identified in book and page 10150-51, Hampshire County Registry of Deeds.

**To respond to the Complaint, you or your attorney must take these steps by the Deadline to Answer, which is May Eleventh, two thousand and twenty-six.**

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 Ware River News a newspaper published in Town of Ware.

Witness, **GORDON H. PIPER**, Esquire, Chief Justice of said Court, this Eighteenth day of March in the year two thousand and twenty-six.

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

Plaintiff's Attorney:  
 John D. Finnegan, Esq.,  
 6 Beacon Street, Suite 600,  
 Boston, MA 02108  
 Tel: (617)494-0800  
 03/26/2026



## CANDIDATES from page 1

see made, including but not limited to fixing the water problem, finding ways to be more competitive with wages for employment on the town Department of Public Works, Police Department and Fire Department.

We spend money sending recruits for training and they stay long enough to get experience and then move on.

I would also like to find a way to bring new businesses to town. We have many open spaces that could accommodate business.

Another issue I have would be to find a way to reduce the amount of abandoned homes in town. I don't know if they are properties that taxes are still being paid on or just completely abandoned. Some of these houses are on main roads and just look terrible.

We have to take more pride in our town. We have to turn our town into someplace people want to live and raise their families.

Ware was always a small proud community. Which brings me to the old town motto of "The Town That Can't be Licked." I want to see that motto put back on our welcome to Ware signs.

Many residents didn't know this was being changed and were very unhappy about it. So I will work on that.

Another main concern of mine is the town water. I will make this a priority. It's been going on to long. I don't understand how they can charge the water rates they do for this water.

I personally wouldn't drink it or cook with it.

Let's look into sleeving the pipes. I would think it would be much more cost-effective and help us get to where we want to be with the water. The residents pay taxes to keep our town running let's give them what they deserve.

I will not be swayed to vote for anything I don't believe in.

Things take time to change, it won't happen overnight. But I will fight for the citizens of Ware.

I will be open, honest and transparent. My belief is if you always tell the truth, you won't have to remember a lie.

Let's work together to get things done. Thank you for your support.

## Steven Hawk

I was born at Mary Lane Hospital and have lived

my entire life in Ware and Gilbertville, where I am deeply committed to family values and community service.

After surviving a car accident that resulted in quadriplegia, I continued to give back by serving on multiple town committees, including the ADA Commission. I am also an active member of both the Senior Center and the East Quabbin Land Trust.

Growing up in a supportive rural community and participating in youth programs showed me the value of investing time, money, and energy to support children's development. Youth initiatives play a crucial role in building values and self-esteem. Providing support for new youth programs will take priority if I am elected to the Selectboard.

I am actively advocating, leading, and organizing efforts for the Gibbs Crossing section of the Mass Central Rail Trail in Ware and its planned expansions. Rail-to-trail projects encourage physical activity by offering safe and accessible environments for walking, cycling, and various forms of exercise.

These initiatives also support youth engagement in outdoor activities, promoting healthier lifestyles away from screen-based habits.

Improving ADA accessibility and creating links between communities, neighborhoods, and local shops encourages a sense of unity. Supporting seniors and individuals with disabilities is crucial to bringing people together.

Additionally, shared use trails offer alternative ways for non-drivers to reach important stores and services.

I am the ideal stakeholder to lead this.

Ware is currently experiencing financial difficulties, an aging water system in need of attention, limited healthcare access, vacant properties, and a downturn in business activity. My experience enables me to unite stakeholders and develop effective solutions, as well as to identify and leverage available resources to address these challenges.

Forming teams is natural for me. "Alone we can do so little; together we can do so much." Helen Keller

I offer honesty, transparency, and community focus to the Selectboard, pledging to address residents' concerns and prioritize their views over personal agendas.

I seek to connect with

both residents and local businesses, so their perspectives are heard.

I enjoy serving others and engaging with the community.

## Nancy Talbot

To the voters of Ware – "Why lead when others choose to follow?"

"Service before self," "Make a difference," "Keep your fears to yourself – but share your courage" – these are but some of the very meaningful phrases which have helped to guide me during my life of public service.

My name is Nancy J. Talbot, and yes, I am a candidate for Selectboard once again.

I claim no victories – rather I believe I have been a part of success in some very challenging times.

To those of you who have known me over the course of my public career, I know you have seen honesty, courage, and fair decision-making. Often I've heard or been told I am the voice of reason.

Over the years I have volunteered and worked to keep our town pool open by raising funds, collaborating with others and finding creative ways to fund lifeguards and swim instructors.

When my children entered the elementary school there was no PTA so I helped create one. When there were no recreational programs for kids I became a member of a Recreation Commission and planned activities for kids in the summer and during school vacations.

I also was one of the first members of the Ware Sports Boosters and its Treasurer after we found that high school sports were not to be funded due to severe budget cuts in the town of Ware.

Raising funds to support all high school sports became second nature for many of us until funding was restored. We ran a concession stand, did raffles and events so our children did not suffer.

My first public office was School Committee in the 1990s, then in 2002 I sought to be elected Town Clerk.

Having been a member of the School Committee for 15 years, I hope you remember how hard we worked together to build a school system that would allow Ware students to succeed. Working with all of you we reconstructed a failing building in the Stanley M. Koziol Elementary

School; we refurbished the Ware Middle School and constructed a new Jr./Sr. High School.

Realizing I could make a difference in other ways, I chose to serve as a member of the Board of Selectmen and was first elected in 2005 and have, with your support, continued to serve, opting at this time to put my name forward once again.

In this past three year term I brought forth the idea to create an Infrastructure Asset Management Committee after the idea for privatizing Water & Sewer services failed. The committee has done an inordinate amount of work in the last three years; we have worked collaboratively and with guidance with consultants to put forward long needed items for improvement in the delivery of our water service.

The two water tanks (one on Church Street and one on Anderson Road) have and are undergoing total refurbishment. Hydrant replacement has and will be completed shortly.

The PFAS study and other studies are being completed.

Thanks to you the voters who have supported our work, we will continue to make improvements. Our infrastructure is an asset and must be cared for.

The Charter for the town of Ware was created and adopted in 2007, and yes that too needs some tweaking to insure that it is up to date. Changes over time to the business of running the town must be in writing (new committees, new positions added, etc. all these need to be stated in the document to reflect what has transpired over these last 19 years).

We are at a pivotal turning point in "our" town right now. Changes are happening; new businesses have chosen to be part of the change and we welcome them. The transformation of our community while sometimes unnoticeable has caught the attention of many.

As I stated once before "I take no credit for much of what has been done – rather I take pride in my ability to work in a collaborative way to insure for good government which is efficient and effective while accountable, mindful that as a team we are successful."

I ask simply that you consider me as one of the two members to be elected when you cast your vote Monday, April 13. Thank you.

## WARE POLICE

from page 11

### Friday, March 20

10:47 a.m. Theft/Larceny, Hillside Village, Services Rendered  
 12:24 p.m. Fraud/Deception, Palmer Road, Services Rendered  
 3:21 p.m. Abandoned 911 Call, Palmer Road, Dispatch Handled  
 5:57 p.m. Structure Fire, Belchertown Road, Extinguished

### Saturday, March 21

10:10 a.m. Odor, Hillside Village, Investigated  
 1:08 p.m. Suspicious/Wanted, Church Street, Investigated  
 1:13 p.m. Harassment/Stalk/Threat, West Main Street, Investigated  
 3:40 p.m. Abandoned 911 Call, Church Street, Services Rendered  
 11:10 p.m. Suspicious/Wanted, Laurel Drive, Services Rendered

### Sunday, March 22

3:39 a.m. Suspicious/Wanted, Gilbertville Road, Advised  
 3:46 a.m. Trespass/Unwanted, West Main Street, Investigated  
 4:44 a.m. Harassment/Stalk/Threat, Pleasant Street, Services Rendered  
 9:29 a.m. Odor, Hillside Village, Could Not Locate  
 11:27 a.m. Harassment/

Stalk/Threat, North Street, Services Rendered

4:43 p.m. Harassment/Stalk/Threat, Pleasant Street, Services Rendered  
 8:14 p.m. Suspicious/Wanted, Woodland Heights, Services Rendered  
 9:28 p.m. Abandoned 911 Call, Otis Avenue, Services Rendered

### Monday, March 23

2:59 a.m. Bylaw Violation, North Street, Parking Ticket Issued  
 3:20 a.m. Bylaw Violation, Sherwin Street, Parking Ticket Issued  
 3:23 a.m. Bylaw Violation, Aspen Street, Parking Ticket Issued  
 3:26 a.m. Bylaw Violation, Vigeant Street, Parking Ticket Issued  
 3:59 a.m. Bylaw Violation, Smith Avenue, Parking Ticket Issued  
 4:03 a.m. Bylaw Violation, Walnut Street, Parking Ticket Issued  
 7:18 a.m. Motor Vehicle Stop, West Street, Citation/Warning Issued  
 8:43 a.m. Trespass/Unwanted, Main Street, Services Rendered  
 11:28 a.m. Vehicle Fire, Greenwich Road, Assist Given  
 6:21 p.m. Harassment/Stalk/Threat, North Street, Services Rendered  
 6:25 p.m. Abandoned 911 Call, Belchertown Road, Dispatch Handled

**Find it in the Classifieds**

**413.283.8393 • classifieds@turley.com**  
**24 Water St., Palmer • www.turley.com**

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