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public notices

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 58 Church Street, Ware, MA 01082

By virtue and in execution of the Power of Sale contained in a certain mortgage given by George H. Plouffe to Mortgage Electronic Registration Systems, Inc., as nominee for PennyMac Loan Services, LLC, and now held by PennyMac Loan Services, LLC, said mortgage dated January 21, 2020 and recorded in the Hampshire County Registry of Deeds in Book 13519, Page 182, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for PennyMac Loan Services, LLC to PennyMac Loan Services, LLC by assignment dated July 22, 2022 and recorded with said Registry of Deeds in Book 14625, Page 323; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **May 7, 2026 at 01:00 PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

situated on the corner of Church and Cottage Streets in Ware, Hampshire County, Massachusetts, described as follows:

BEGINNING at the Northeast corner of land now or formerly of John W. Lambert, same being the Southeast corner of the tract herein conveyed and on the Westerly line of said Church Street;

Thence Northerly along the Westerly line of said Church Street, one hundred ten and one-half (110 and 50/100) feet to the corner of Church and Cottage Streets;

Thence Westerly along the Southerly line of said Cottage Street about one hundred fifty-two (152) feet to a stone bound at the corner of land now or formerly of John F. Robinson and Jane M. Utley;

Thence Southerly on a line of land now or formerly of said Robinson to a stone bound at the corner of land now or formerly of said Robinson and Utley and to land now or formerly of said Lambert;

Thence Easterly about one hundred fifty-two (152) feet to the place of BEGINNING.

For current title see deed recorded herewith.

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 January 15, 2020 and recorded in the Hampshire County Registry of Deeds in Book 13519, Page 178.

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.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, 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 in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762

Attorney for PennyMac Loan Services, LLC
Present Holder of the Mortgage (401) 217-8701
04/09, 04/16, 04/23/2026

ADVERTISEMENT TO BID
MGL c.30 §39M Over \$50K
The **WARREN HOUSING AUTHORITY**, the Awarding Authority, invites sealed bids from Contractors for the Parking and Driveway Reconstruction at State Aided Development: Winthrop Terrace (667-1) in Warren, Massachusetts, in accordance with the documents prepared by **GCG ASSOCIATES, INC.**

The Project consists of but not limited to: Reclamation of Roadway and Parking Areas, paving, expansion of parking areas, new granite curb, remove and reset granite curb, cape cod berm, line striping, dumpster pads, removal and disposal of trees.

The work is estimated to cost **\$265,000.00.**

All bidding Requests for Information (RFIs) shall be submitted online by 05/01/2026 at 2:00PM EDT for general bids.

Bids are subject to M.G.L. c.30§39M and to minimum wage

rates as required by M.G.L. c.149 §26 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. All Bids shall be submitted online at biddocs.com and received no later than the date and time specified.

General Bids will be received until **08 May 2026 at 11:00AM EDT** and publicly opened online, forthwith.

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (including all alternates) and made payable to the **WARREN HOUSING AUTHORITY**. Note: A bid deposit is not required for Projects advertised under \$50,000.

Bid Forms and Contract Documents will be available for review at biddocs.com (may be viewed and downloaded electronically at no cost).

The Contractor and all subcontractors (collectively referred to as "the Contractor") agree to

strive to achieve minority and women workforce participation. The Workforce Participation benchmark is set at **6.9% for women and 15.3% for minorities**. The Workforce benchmark percentages are a statutory requirement under MGL c. 149 § 44A(2)(G).

PRE-BID CONFERENCE / SITE VISIT: None

The hard copy Contract Documents may be seen at:
Nashoba Blue Inc.
433 Main Street
Hudson, MA 01749
978-568-1167

04/16/2026

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.



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Warren, MA **413-436-0076** Ware, MA **413-967-0076**

See more PUBLIC NOTICES on Page 11

public notices

Ware Zoning Board of Appeals Notice of Public Hearing

A-2026-01
NOTICE is hereby given that the Ware Zoning Board of Appeals, per the powers given under M.G.L Chapter 40A, will hold a Public Hearing on **Wednesday, April 29th 2026 at 4:00PM** on the application of Beverly Allard, for an Administrative Appeal (A-2026-01) on the decision to deny a building permit made by the Building Commissioner & Zoning Enforcement Officer, per Section 4.8.7 of the Zoning Bylaw, and pursuant to MGL Chapter 40A. Pursuant to Chapter 2 of the Acts of 2025, this hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the Zoning Board of Appeals as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be held in the Selectmen's Meeting Room, 126 Main Street, Town Hall, Ware, MA. It is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. The meeting may be accessed remotely via zoom. Go to <https://zoom.us/join> or join by phone. Phone Number: 929-205-6099; Meeting ID: 784 604 1861; Password: 01082.

SITE LOCATION: 267 Osborne Rd, Ware MA. Said premises being further described in deeds recorded in the Hampshire County Registry of Deeds, Book 15488, Page 139. Property is also identified as Assessor's Parcel # 40-0-14. Zoned: Rural Residential (RR).

A complete copy of the application can be found at the Town Clerk's office and on the Planning & Community Development Department website under Recent Filings. Anyone interested or wishing to be heard on the application should appear at the

time and place designated.
WARE ZONING BOARD OF APPEALS
04/09, 04/16/2026

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Sarah L. Bouthellier to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Network, Incorporated, its successors and assigns, dated April 30, 2013 and recorded with the Hampshire County Registry of Deeds at Book 11299, Page 184, subsequently assigned to Wells Fargo Bank, N.A. by Mortgage Electronic Registration Systems Inc., as Mortgagee, as Nominee for Mortgage Network, Incorporated, its successors and assigns by assignment recorded in said Hampshire County Registry of Deeds at Book 14142, Page 183 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at **2:00 PM on May 7, 2026** at 126 Eagle Street, Ware, MA, all and singular the premises described in said Mortgage, to wit: A certain lot of land, with all the improvements thereon, laid out and designated as Lot number twenty-two (22) on a plat of land entitled, "Mountain View Plat," Ware, Mass., owned by Eagle Realty Company, Central Falls, Rhode Island, April, 1925, W.H. and H. W. Brainard, Engineers, Palmer, Mass., which said plat is duly recorded in the records of land evidence in Hampshire County Registry of Deeds, said lot being bounded and described as follows:

BEGINNING on the North by Chester Avenue, one hundred (100) feet;

THENCE on the East by Eagle Street, fifty (50) feet;

THENCE on the South by Lot No. 23 as shown on said plat, one hundred (100) feet;

THENCE on the West by Lot No. 44 as shown on said plat, fifty (50) feet.

BEING the same premises conveyed to the Mortgagor by deed recorded immediately prior hereto.

BEING known as tax parcel ID number 62-84.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

TIME WILL BE OF THE ESSENCE. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

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

Wells Fargo Bank, N.A.
Present Holder of said Mortgage,
By Its Attorneys,
ORLANS LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
22-007927
04/16, 04/23, 04/30/2026

Town of Warren Board of Selectmen Liquor License

Notice of Public Hearing

Pursuant to MGL Chapter 138, the Warren Board of Selectmen will hold a public hearing for a new on premises all alcoholic beverages restaurant liquor license for Sizedog Enterprises, LLC DBA Countryside Tavern, petitioner Brian K. Sizer, located at 83 Mechanic Street, Warren, MA 01083. An in person hearing on the above application will be held at the Warren Senior Center located at 2252 Main Street, West Warren, MA on **Thursday, April 23, 2026, at 6:00pm.** Written comments can be sent to the Board of Selectmen at 48 High Street, P.O. Box 609, Warren, MA 01083 or via email to selectmen@warren-ma.gov.

Per Order of the Board of Selectmen Licensing Authority
Chair, Richard J. Eichacker
04/09, 04/16/2026

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.
HS26P0192EA**

**Estate of:
Jorge Gil Fernandes
Also known as:
Jorge G. Fernandes
Date of Death: 11/19/2025
CITATION ON PETITION
FOR FORMAL
ADJUDICATION**

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Allison Hunter of Ware, 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 **Allison Hunter of Ware, 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 04/28/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely 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 CODE (MUPC)

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: March 31, 2026
Mark S Ames,
Register of Probate
04/16/2026

WARREN PLANNING BOARD PUBLIC HEARING NOTICE ZONING BYLAW AMENDMENT

Pursuant to MGL, Chapter 40A, §5, notice is hereby given that the Warren Planning Board will hold a Public Hearing on **Monday, April 27, 2026 at 7:00 PM** to consider a proposed Zoning Bylaw Amendment. The hearing will be held at the Warren Senior Center located at 2252 Main Street in West Warren.

The Board is proposing to see if the Town will vote to amend the Zoning Bylaws by amending Section 10 – Flood Plain District.

The proposed Zoning Bylaw amendments are available for review at 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.
04/09, 04/16/2026

TOWN OF HARDWICK BOARD OF HEALTH PUBLIC HEARING NOTICE

The Hardwick Board of Health will hold a Public Hearing on **Wednesday, April 22, 2026 at 7:00 PM at the Hardwick Elementary School Cafeteria, 76 School House Dr., Gilbertville, MA 01031.**

The purpose of this hearing is to receive public comment on the proposed Groundwater Protection Regulation for the Muddy Brook Valley Aquifer and Well-head Protection Areas. A copy of the draft regulation is available at the Board of Health office during regular business hours and on the Town's website. Written comments may be submitted to boh@hardwick-ma.gov
04/09, 04/16/2026

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 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 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 as trustee for BP-JR2 Loan Trust, recorded on June 12, 2025, in Book No. 15444, at Page 342 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 **3:00 PM on May 14, 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:

Parcel 1
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 Northeast 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 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 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 as trustee for BP-JR2 Loan Trust, recorded on June 12, 2025, in Book No. 15444, at Page 342 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 **3:00 PM on May 14, 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:

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

04/16, 04/23, 04/30/2026



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Highway Dept. Skilled Laborer / Truck Driver

The Town of New Braintree Highway Dept. is seeking qualified applicants for the immediate full-time position of Skilled Laborer / Truck Driver. Applicants must have a valid Massachusetts Driver's License, Class B (CDL) with DOT Medical Examination Certification and a Hoisting Engineer License Class 2B with DOT Medical Examination Certification. Interested applicants should submit a letter of interest and an employment application to: Highway Department, 110 West Brookfield Road, New Braintree MA 01531.

Highway Dept. Seasonal Laborer

The Town of New Braintree is seeking a qualified candidate to perform seasonal work in the maintenance of town commons, roadways, grounds and cemeteries. Applicants must have a valid Massachusetts Driver's License (Class D). This is a seasonal position for 20 hours per week with a flexible schedule, May through October. Interested applicants should submit a letter of interest and employment application to: Highway Department, 110 West Brookfield Road, New Braintree MA 01531.

For further information, please contact
Richard Ayer, Highway Superintendent, at 508-867-2451,
or via email at **Highway@newbraintree.gov**.

A.A./E.O.E.