

public notices

Town of Ware
Conservation Commission

The Ware Conservation Commission will hold a public hearing on **Wednesday, August 12, 2026, at 6:30pm** pursuant to the Wetlands Protection Act, MGL 131 c40. The hearing will include consideration of a **Request for Determination of Applicability (RDA)** by David Kelly, for the removal of one tree at his property located at 26 Shoreline Dr. Ware, MA 01082. Assessors Map ID 47-0-45. Said hearing will be held in the Selectboard Meeting Room, Town Hall, 126 Main St. Ware, MA 01082. To view application and related plans, contact the Conservation office at 413-967-9648.

Pursuant to MGL Chapter 4, Section 13, a copy of this legal notice can be found on the Massachusetts Newspaper Publishers Association's (MNPA) website: <http://masspublicnotices.org> 07/30/2026

Town of Ware
Conservation Commission

The Ware Conservation Commission will hold a public hearing on **Wednesday, August 12, 2026 at 6:30 PM** pursuant to the Wetlands Protection Act, M.G.L.131 c40. The hearing will include consideration of a **Notice of Intent (NOI)** by Beaver Associates, Inc. for construction of a single family home at Beach Road, Map 48 - 0 - 62. Said hearing will be held in the Selectman's meeting room, Town Hall, 126 Main Street, Ware, MA 01082. To view application and related plans, contact the Conservation office at 413-967-9648. 07/30/2026

Town of Ware
Conservation Commission

The Ware Conservation Commission will hold a public hearing on **Wednesday, August 12, 2026 at 6:30 PM** pursuant to the Wetlands Protection Act, M.G.L.131 c40. The hearing will include consideration of a **Notice of Intent (NOI)** by Irving & Cheryl Rocheford, Trustees for construction of a single family home at Coffey Hill Road, Map 19 - 24 - 3. Said hearing will be held in the Selectman's meeting room, Town Hall, 126 Main Street, Ware, MA 01082. To view application and related plans, contact the Conservation office at 413-967-9648. 07/30/2026

(SEAL)
**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
26 SM 002201
ORDER OF NOTICE**
TO:
Brian Herring,
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 § 3901 *et seq.*:

Lakeview Loan Servicing, LLC

claiming to have an interest in a Mortgage covering real property in Ware, numbered **190 Upper North Street**, given by Brian Herring to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, dated March 14, 2019, and recorded or filed in the Hampshire County Registry of Deeds in Book 13216, Page 111, and now held by 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 **08/31/2026** 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 07/14/2026.

Attest:
Deborah J. Patterson
Recorder

07/30/2026

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

By virtue of 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 **August 20, 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 15094, 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.

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
Freedom Mortgage Corporation
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 25-01046
07/23, 07/30, 08/06/2026

**Town of Ware
REQUEST FOR PROPOSAL:**

The Town of Ware is seeking proposals from qualified environmental professionals (QEPs) for services toward implementing the Town of Ware Brownfields Cleanup Project (BF00A01119) at the American Gas Site on Monroe Street (RTN-1-0017892) funded by the U.S Environmental Protection Agency (EPA). Proposals are sought only from firms prequalified under the Division of Capital Asset Management and Maintenance (DCAMM) contract for Environmental Engineering, Diagnostics and Testing (PRF77 designated DCAMM).

The Town of Ware was awarded a cleanup grant by the EPA in 2023, a copy of the original

grant proposal is included in Attachment A. Following the grant award the Town entered into a cooperative agreement with EPA (Attachment B).

The Town of Ware and any QEP agree to adhere to all requirements of the federal Uniform Grant Guidance (2 CFR Part 200), the Full and Open Competitive Requirements (2 CFR Part 1500), the EPA DBE requirement (40 CFR Part 33), and applicable requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

Note that the deadline for completing the cleanup work under the EPA grant is September 30, 2027. Prospective QEPs submitting proposals for this project must commit to completing all work within this timeframe and provide a realistic project schedule to complete this work within this timeframe.

Proposals shall be submitted in writing to the Town Manager's office, 126 Main Street, Ware MA 01082 by August 14, 2026 at 2:00pm when they will be opened. For more information visit the Planning Department at Ware Town Hall, 126 West Main Street, Ware MA 01082. The deadline for proposals is August 14, 2026, at 2:00pm. For more information, visit the Planning Department at Town Ware Town Hall, 126 West Main Street, Ware MA 1082.

07/30/2026



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Bill Stephens Editor, Trains Magazine
.....
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Send resume & cover letter to:

Jamie Joslyn
24 Water Street
Palmer, MA 01069
Email: jamie@turley.com



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