

public notices

WARREN, MA
PLANNING BOARD
PUBLIC HEARING NOTICE
Babe's Lawn Care
Brimfield Road

Pursuant to MGL, Chapter 40A, notice is hereby given that the Warren, MA Planning Board, acting as the Special Permit Granting Authority, will hold a Public Hearing on **Monday, September 14, 2026 at 7:00 PM** on the application of Babe's Lawn Care Inc. The Hearing will be held at the Shepard Municipal Building located at 48 High Street in Warren.

The Applicant, Babe's Lawn Care Inc., is requesting a Special Permit (No. 319) and Site Plan Approval (SPR No. 75) under Sections 3.22.15 and 5.32 of the zoning by-laws to allow a landscaping and construction business and equipment storage on Brimfield Road (Map 30, Lot 2.3) 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.
08/27, 09/03/2026

**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.
HS26P0389EA
Estate of:
Nancy J. Brown
Also known as:
Nancy Joyce Brown
Date of Death: 03/09/2026
CITATION ON PETITION FOR FORMAL ADJUDICATION**

To all interested persons:
A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by **Sherri Ann Pelskl of Fiskdale, 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: **Sherri Ann Pelskl of Fiskdale, 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 09/24/2026.

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: August 20, 2026
Mark S. Ames
Register of Probate
08/27/2026

**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.
HS26P0549EA
Estate of:
Michelle C. Dumas
Also known as:
Michelle Corrine Dumas
Date of Death: 08/01/1997
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 **Peter J. Contacos of Warren, 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 **Peter J. Contacos of Warren, 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 09/16/2026. 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: August 19, 2026
Mark S Ames
Register of Probate
08/27/2026

**Town of Hardwick
Board of Health
Public Hearing Notice**
Pursuant to M.G.L. Chap-

ter 114, Sections 34 and 37, the Hardwick Board of Health will hold a public hearing on **Thursday, September 3, 2026, at 6:15 p.m. at the Municipal Office Building, 307 Main Street, Gilbertville, Massachusetts.**

The purpose of this hearing is to receive public comment on proposed Home Burial and Green Burial Regulations. The Board of Health may consider and vote on adoption of the proposed regulations following the public hearing.

All interested parties are encouraged to attend and provide comments and input.

Copies of the proposed regulations may be requested at Hardwick Town Hall or by emailing boh@hardwick-ma.gov.
08/27/2026

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 37 Indian Hill Road a/k/a 8 Indian Hill Road, Ware, MA 01082

By virtue and in execution of the Power of Sale contained in a certain mortgage given by David L. Liggon to Ameriquet Mortgage Company, and now held by **Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-2**, said mortgage dated May 17, 2004 and recorded in the Hampshire County Registry of Deeds in Book 7839, Page 1, as affected by Declaratory Judgment dated May 4, 2026 and recorded in said Registry in Book 15737, Page 329, said mortgage was assigned from Citi Residential Lending, Inc. as attorney-in-fact for Ameriquet Mortgage Company to Deutsche Bank National Trust Company, as Trustee for, Ameriquet Mortgage Securities Inc. Asset-Backed Pass-Through Certificates, Series 2004-R7 by assignment dated January 15, 2009 and recorded with said Registry of Deeds in Book 9729, Page 282; said mortgage was assigned from Deutsche Bank National Trust Company, as Trustee for, Ameriquet Mortgage Securities Inc. Asset-Backed Pass-Through Certificates, Series 2004-R7 to Mortgage Electronic Registration Systems, Inc. by assignment dated November 14, 2019 and recorded with said Registry of Deeds in Book 13489, Page 154; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. to Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-2 by assignment dated September 5, 2024 and recorded with said Registry of Deeds in Book 15228, Page 267; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 22, 2026 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Ware, Hampshire County, Massachusetts, being known and designated as Lot No. 72 (Seventy-Two) as shown on a plan of lots recorded in Hampshire County Registry of Deeds, Book of Plans 69, Pages 79 And 80. Said lot being more particularly bounded and described as follows:
Southerly by Indian Hill Road, seventy-five (75) feet;
Westerly by Lot No. 73 (Seventy-Three) as shown on said plan one hundred ten (110) feet;
Northerly by Lot No. 59 (Fifty-Nine) as shown on said plan, seventy-five (75) feet; and

Easterly by Lot No. 71 (Seventy-One) as shown on a plan of lots recorded as aforesaid in book of plans 69, pages 81 and 82, one hundred ten (110) feet.

Subject to possible flowage rights of Ansel Ross under instrument dated April 6, 1878 and recorded as aforesaid in Book 252, Page 349.

Subject to possible flowage rights of Loretta Smith under instrument dated march 1, 1871 and recorded as aforesaid in Book 279, Page 333.

Subject to restrictions of record.

Being the same property conveyed to grantee herein, by deed recorded on December 10, 1984, in Book 2518, at Page 216.

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 December 10, 1984 and recorded in the Hampshire County Registry of Deeds in Book 2518, Page 216.

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 Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-2
Present Holder of the Mortgage (401) 217-8701
08/20, 08/27, 09/03/2026

(SEAL)
COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 26 SM 002666 ORDER OF NOTICE
TO:
Vikki E. Patrakis a/k/a Vikki Patrakis
nd to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (*et seq*):
CrossCountry Mortgage, LLC

claiming to have an interest in a Mortgage covering real property in Ware, numbered 17 North Street, given by Vikki E Patrakis to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage LLC, dated May 3, 2023, and recorded at Hampshire County Registry of Deeds in Book 14852, Page 232, 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 October 5, 2026 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, **GORDON H. PIPER**, Chief Justice of said Court on August 18, 2026.

Attest:
Deborah J. Patterson
Recorder
08/27/2026

Notice of Sale of Motor Vehicles 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 **9/4/2026 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

2003 Chev Trailblazer
Registration#/State: 54KE81/MA
VIN: 1GNDT13S432103983
Name and address of owner:
Jackson Lee Torres & Joshua James Roth
15 Canal St
Ware, MA 01082
Tina Magnan
10 Otis Ave. #3
Ware, MA 01082
2011 Toyota Prius
Registration/State: 56HR82/MA
VIN: JTDKN3DU3B0269590
Name and address of owner:
Beth Ellen Nichols.
19 Sherwin St., Apt. 1
Ware, MA 01082
By: James M. Regin
Dated: 8/16/2026
08/20, 08/27, 09/03/2026

Storage Auction
The contents of Melissa Bickford will be auctioned off at **Secure Storage, 31 Southbridge Rd. Warren, MA on September 5, 2026 at 9:00am.**
The contents of Melissa Bickford, Jonathan Burke and Bill Kitch will be auctioned off at **Secure Storage, 70 Boston Post Rd Warren, MA on September 5, 2026 at 9:30 AM.**
The contents of Julie Figueroa, Cynthia Stalter, Courtney Volland, Jose Sanchez and Karen Coughlin will be auctioned off at **Secure Storage, 167 West St Ware, MA on September 5, 2026at 10:15 am.**
Any questions or inquiries call 413-800-6278.
08/20, 08/27/2026

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampshire Division
Docket No.
HS26P0461EA
Estate of:
Sandra Sue Walther
Also Known As:
Sandy
Date of Death: June 19, 2026
INFORMAL PROBATE PUBLICATION NOTICE**
To all persons interested in the above captioned estate, by Petition of Petitioner **Karen F Bauer of Milford, CT** a Will has been admitted to informal probate.

Karen F Bauer of Milford, CT has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
08/27/2026

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.

PUBLIC NOTICES ARE NOW ONLINE

- 1 Email all notices to 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

SENTENCED from page 11

Advocate Julia Wallace. The Commonwealth recommended a 30 to 35 year state prison sentence.

Defense counsel, Attorney Bob Opsitnick of Chicopee, requested leniency and that the court impose the minimum term of incarceration on each charge. Judge Groce imposed a sentence of 20 to 25 years in state prison.

Following his incarceration, Ramos will serve 10 years of supervised probation. As conditions of probation, he must complete a sex offender evaluation and any recommended treatment; have no unsupervised con-

tact with children under 18; not reside with or have overnight visits with minors; have no contact with the victim; comply with all Sex Offender Registry Board requirements; and wear a GPS monitoring device.

"We commend the survivor for her courage and perseverance throughout this process," said ADA Jimenez. "While no sentence can undo the harm caused, we hope this outcome provides her and her family with some measure of closure. We will continue to stand with survivors and vigorously pursue accountability for those who exploit and victimize children."

			S	A	H	A	R	A				C	S	C
	C	E	L	L	U	L	A	R			C	A	I	N
	A	P	O	S	T	A	T	E			E	A	R	L
	B	I	B	O	S						A	L	I	T
B	A	T								C	R	I	B	
C	R	O	C							O	A	F		
D	E	M	O	N	I	A	C			I	C			
	T	E	X	A	S	L	O	N	G	H	O	R	N	
					P	S		N	I	N	E	T	E	N
				A	K	U					C	A	G	E
		D	A	I	S						C	A	B	
	C	A	H	N					R	E	S	H	T	
M	A	C	E	S			D	E	P	O	R	T	E	E
A	B	E	D				D	E	A	D	N	E	S	S
O	S	S					S	L	Y	E	S	T		

Ware River News

OBITUARY POLICY

Turley Publications offers two types of obituaries. One is a free, brief **Death Notice** listing the name of deceased, date of death and funeral date and place.

The other is a **Paid Obituary**, costing \$275, which allows families to publish extended death notice information of their own choice (with a word limit of up to 500 words) and may include a photograph. **Death Notices & Paid Obituaries** should be submitted through a funeral home to: obits@turley.com.

Exceptions will be made only when the family provides a death certificate and must be pre-paid.