

Submitted Photo

Lisa Cohen of Hardwick will have a table featuring her pottery as well as her science fiction and fantasy novels.

Christmas in New Braintree Craft Fair on Dec. 5

NEW BRAINTREE – On Saturday, Dec. 5, from 10 a.m.-3 p.m., the Tri-Parish Community Church will be holding a craft fair as part of the "Christmas in New Braintree" celebration.

The fair will be held at the New Braintree Grade School, 15 Memorial Drive. Proceeds from the fair will go to the Hardwick Food Pantry, the Mustard Seed, and Hardwick Christmas for Kids.

There are still spaces available for vendors. If interested, please contact the Tri-Parish Community Church office at 508-867-3306 or triparishcc@gmail.com.

One of our many talented vendors this year is Lisa Cohen, a local from Hardwick. Cohen brings her imagination to life through her beautiful pottery and also through her science fiction and fantasy novels, both of which will be available at the craft fair.

POLICE from page 12

partner with the MPTC in investing in the people who lead those who protect and serve," said Care4th team (Ashleigh Rodriguez, Dave Logan, and George Ryan)

During the program, participants explored executive leadership, organizational alignment, communication, accountability, and strategies for developing high-performing teams. In addition to developing individual leadership skills, the program created an opportunity for police chiefs from across Massachusetts to learn from one another and build relationships.

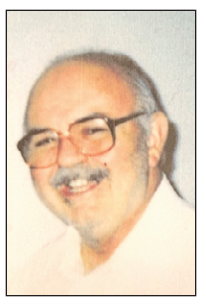
"Ashleigh, Dave, and George are really great instructors and the curriculum was unlike any I have experienced before. They encouraged us to try different communication and listening styles and taught us the value of shifting our leadership from reactive management to proactive investment in our agency's greatest assets-it's people. We were shown how policy creates rules, but true leadership creates buy-in. Another benefit was the networking and relationships formed with other police leaders whom I hadn't yet met. I feel re-energized and look forward to implementing the valuable lessons learned in my department," said Ashland Police Department Chief Cara Rossi.

"The MPTC recognized a need for additional training for law enforcement executives and hit it out of the park by partnering with Care4th. This course challenged conventional thinking while providing practical tools and perspectives designed to inspire long-term, systemic change. Rather than taking a one-size-fits-all approach, it encourages customization to meet the unique needs of each agency. This has been time exceptionally well spent, and I have no doubt future iterations will be even more impactful," said Boston Housing Authority Police Department Chief Din R. Jenkins Sr.

The inaugural program reflects MPTC's continued commitment to expanding professional development opportunities for law enforcement leaders, strengthening organizational excellence and supporting a public safety workforce prepared to meet the evolving needs of Massachusetts communities.

obituaries

Wayne William Goddard, 86



HOLLISTON – Wayne William Goddard of Holliston passed away on Sunday, Nov. 15, 2026, at Medway County Manor.

He was born in Chambersburg, Pennsylvania, on March 27, 1940, to the late Neil and Catherine (Conroy) Goddard. Wayne grew up in Hardwick, and left Hardwick High School in 1958 to join the Army.

He served in the U.S. Army for six years, from 1958 to 1964, in the artillery and Quartermaster Corps. He had assignments in Berlin, Germany, and two tours at Thule Air Base in Greenland.

He liked to claim that during his Thule tours he saw six months of night and six months of day.

Wayne worked for General Motors in Framingham, then as a security guard in Framingham and Worcester until he retired. He lived in Holliston at Mission Springs for the last 15 years, close to his sister Sandra.

Wayne loved following Holy Cross and Notre Dame athletics and spending time with his nieces and nephew.

Wayne leaves his two loving sisters, Virginia Sinkoski and her husband Richard of Belchertown; and Sandra Liro and her husband Mitchell of Holliston. He also leaves his nephew, Jeffrey Liro, and three nieces, Jacqueline Liro Goeldner, Katie Sinkoski and Marianne Sinkoski.

A Calling hour for Wayne will be held on Monday, Nov. 23, from 9-10 a.m. in Charbonneau Funeral Home, 30 Pleasant St., Ware MA 01082. A funeral Mass will be held at 11 a.m. in St. Aloysius Church, 64 Church St., Gilbertville, MA 01031. Burial will follow, at Hardwick Center Cemetery, 235 Petersham Road, Hardwick MA, 01037.

John H. Campbell, 99



CHARLTON/HARDWICK – John H. Campbell, of Charlton and Hardwick, passed away Oct. 8, 2026, after a period of declining health.

After reaching age 95, he marveled he could be so old. He was 99.

Born March 26, 1927 in Ware to Leonard B. and Alice (Percival) Campbell, he graduated from Peddie School, Hightstown, New Jersey in 1944, and entered the U.S. Navy, being honorably discharged in 1946. He followed his father and grandfather at Brown University, graduating in 1948.

He enlisted in the U.S. Air Force in 1950 and was discharged a SSgt in 1954. He went to Boston University Law School and graduated with his LLD in 1956.

He was admitted to practice law and joined the John T. Storrs practice in Ware. He assumed that practice around 1960 and practiced for another 50 years, retiring 2010.

John was very active after being confirmed at Trinity Church, Ware, in 1961. He was in the choir, treasurer for the Church and served as Warden.

He was a past Grand Master of Eden Lodge, in Ware, Secretary of Rose of Sharon Lodge, Charlton, Clerk of the Court in East Brookfield, Moderator of Hardwick Town Meeting, and member of the First Friday Group that put on the Boar's Head Feast at Eagle Hill School (pre-pandemic) to raise scholarship funds for local students.

He enjoyed singing and performing and especially the HMS Pinafore in 1961 at St. Aloysius in Gilbertville.

John was predeceased by his first wife, Mary Elizabeth Owen in 1992, his younger daughter, Hope C. Lloyd in 1999, his second wife, Achsah (Shedekar) Hinckley in 2009 and his parents, a brother Robert (Mary Heywood) and sister Miriam (Lloyd) Thomas. He leaves his children Leonard Campbell (Nan Hotchkiss) and Martha Galie (Lou), seven grandchildren, nine great-grandchildren, and nieces and a nephew.

John donated his body to the UMass Anatomical Gift Program. A memorial Service and interment will be scheduled at the convenience of the family.

Memorial Donations can be made to Heifer International or The Overlook Team Member Appreciation Fund, Charlton.

Death notices

Campbell, John H.
Died Oct. 8, 2026

Goddard, Wayne William
Died Nov. 15, 2026
Services Nov. 23, 2026

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.

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.

public notices

Notice of
Tax Classification Hearing
Town of Warren

The Warren Board of Selectmen will hold a public hearing on **Monday, November 30, 2026, at 6:00pm** at the Shepard Municipal Building, 48 High Street, Warren, MA, first floor Selectmen's meeting room on the issue of tax classification. The Board of Assessors will present data relative to the setting of the FY 2027 tax rate and its effect on taxpayers for the different classification of properties in Warren. The Selectmen will vote whether a single tax rate will be maintained for residential, commercial, and industrial properties and whether an open space discount and/or residential and/or small commercial exemption will be approved for Fiscal Year 2027.

The hearing will include a presentation by the Board of Assessors outlining the options available under Chapter 40, Section 56 of the Massachusetts General Laws. Currently the Town taxes at a single tax rate for all property classes. All concerned taxpayers are encouraged to attend, either in person or via Zoom, to present their views orally or submit them in writing to the Board of Selectmen, 48 High Street, PO Box 609, Warren, MA 01083 or via email to selectmen@warren-ma.gov by no later than Noon on Wednesday, November 25, 2026.

Zoom Meeting Link:
https://us02web.zoom.us/j/85296692788?pwd=69Md5NVw2GaFWnIIMABn6ypZbxATbx.1

Meeting ID: 852 9669 2788
Passcode: 593615
11/12, 11/19/2026

(SEAL)
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
26 SM 003669
ORDER OF NOTICE

TO:
Kristine A. Vecchione

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 **12 Cottage Street**, given by **Kristine A Vecchione to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for New England Regional Mortgage Corporation**, dated **September 14, 2016, and recorded at Hampshire County Registry of Deeds in Book 12405, Page 257**, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Service-members 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 **December 28, 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 November 16, 2026.

Attest:
Deborah J. Patterson
Recorder
11/19/2026

TOWN OF HARDWICK
BOARD OF HEALTH
PROPOSED
KRATOM REGULATION
PUBLIC HEARING NOTICE

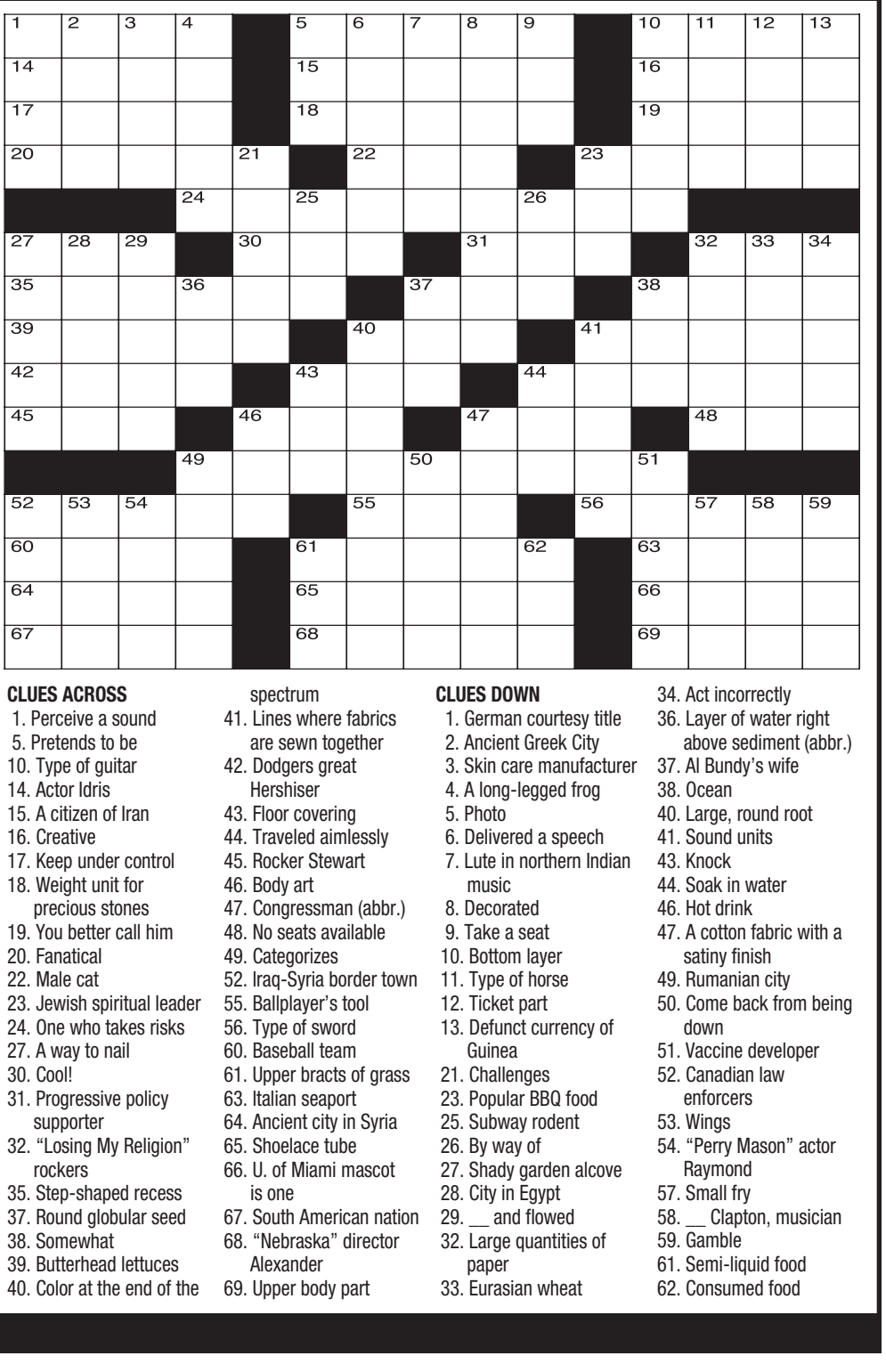
Pursuant to M.G.L. Chapter 111, Sections 31 and 122, the Hardwick Board of Health will hold a public hearing on Thursday, **December 3, 2026, at 6: 15 p.m.,** Board of Health Office, at the Municipal Office Building, 307 Main Street, Gilbertville, MA 01031.

The purpose of this hearing is to receive public comment on the proposed regulation prohibiting the sale and distribution of synthetically derived cannabinoids, kratom products, and unregulated novel intoxicating products within the Town of Hardwick. The Board of Health may consider and vote on adoption of the proposed regulation following the public hearing.

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

Copies of the proposed regulation is posted on the website and may be requested at Hardwick Town Hall or by emailing boh@hardwick-ma.gov.
11/19, 11/26/2026

See more PUBLIC NOTICES Page 15



CLUES ACROSS
1. Perceive a sound
5. Pretends to be
10. Type of guitar
14. Actor Idris
15. A citizen of Iran
16. Creative
17. Keep under control
18. Weight unit for precious stones
19. You better call him
20. Fanatical
22. Male cat
23. Jewish spiritual leader
24. One who takes risks
27. A way to nail
30. Cool!
31. Progressive policy supporter
32. "Losing My Religion" rockers
35. Step-shaped recess
37. Round globular seed
38. Somewhat
39. Butterhead lettuces
40. Color at the end of the spectrum
41. Lines where fabrics are sewn together
42. Dodgers great Hershiser
43. Floor covering
44. Traveled aimlessly
45. Rocker Stewart
46. Body art
47. Congressman (abbr.)
48. No seats available
49. Categorizes
52. Iraq-Syria border town
55. Ballplayer's tool
56. Type of sword
60. Baseball team
61. Upper bracts of grass
63. Italian seaport
64. Ancient city in Syria
65. Shoelace tube
66. U. of Miami mascot is one
67. South American nation
68. "Nebraska" director Alexander
69. Upper body part

CLUES DOWN
1. German courtesy title
2. Ancient Greek City
3. Skin care manufacturer
4. A long-legged frog
5. Photo
6. Delivered a speech
7. Lute in northern Indian music
8. Decorated
9. Take a seat
10. Bottom layer
11. Type of horse
12. Ticket part
13. Defunct currency of Guinea
21. Challenges
23. Popular BBQ food
25. Subway rodent
26. By way of
27. Shady garden alcove
28. City in Egypt
29. __ and flowed
32. Large quantities of paper
33. Eurasian wheat
34. Act incorrectly
36. Layer of water right above sediment (abbr.)
37. Al Bundy's wife
38. Ocean
40. Large, round root
41. Sound units
43. Knock
44. Soak in water
46. Hot drink
47. A cotton fabric with a satiny finish
49. Rumanian city
50. Come back from being down
51. Vaccine developer
52. Canadian law enforcers
53. Wings
54. "Perry Mason" actor Raymond
57. Small fry
58. __ Clapton, musician
59. Gamble
61. Semi-liquid food
62. Consumed food

(SEAL)
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
26 SM 003650
ORDER OF NOTICE

TO: **Miguel Angel Miranda Carmona**

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 83 Pleasant Street**, given by **Miguel Angel Miranda Carmona to Mortgage Electronic Registration Systems, Inc., as nominee for Inland Bank and Trust**, dated **February 8, 2021**, and **recorded in the Hampshire County Registry of Deeds in Book 13971, Page 341** 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 **December 28, 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 November 12, 2026.

Attest:
Deborah J. Patterson
Recorder
30144
11/19/2026

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 11 Grove Street, Ware, MA 01082

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Eleanor Mercure, Michael Flood and Linda Ann Flood to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC, and now held by **U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust**, said mortgage dated February 8, 2022 and recorded in the Hampshire County Registry of Deeds in Book 14449, Page 93, as affected by a Loan Modification dated May 1, 2025 and recorded in the Hampshire County Registry of Deeds in Book 15452, Page 221; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC, its successors and assigns to Nationstar Mortgage LLC by assignment dated January 10, 2024 and recorded with said Registry of Deeds in Book 15050, Page 177; said mortgage was assigned from Nationstar Mortgage LLC to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust by assignment dated October 9, 2025 and recorded with said Registry of Deeds in Book 15550, Page 12; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on December 17, 2026 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain tract of land together with the buildings thereon situate on the easterly side of Grove Street in the Ware, bounded and described as follows:

Beginning at an iron pin on the easterly side of said Grove Street, said pin being the southwesterly corner of the tract herein described and one hundred fifty one (151) feet and seven (7) inches northerly from the intersection of the northerly line of East Street with the easterly line of said Grove Street, said pin being also fourteen and one-half (14 1/2) feet northerly from the northwesterly corner of premises of one Supczak;

Thence N. 36° E. twenty-two and five tenths (22.5) feet along the easterly side of said Grove Street to an iron pin in the ground,

Thence N. 49° 45" E. sixty-six (66) feet along the easterly side of said Grove Street to an iron pin in the ground at the southwesterly corner of one Gumula; Thence S. 43° 30' E. one hundred forty-five and six tenths (145.6) feet along the southerly line of said Gumula to an iron pin in the ground at the westerly line of Pine Street;

Thence southwesterly along the westerly line of said Pine Street fifty-eight (58) feet to an iron pin in the ground at other land of grantor;

Thence N. 43° 23' W. eighty and three tenths (80.3) feet, which said line is twenty (20) feet northerly from and parallel with the north side of the barn on the other premises of the grantor to an iron pin in the ground;

Thence S. 44° 28' W. twenty-four (24) feet along other land of the grantor to an iron pin in the ground at the northerly terminus of a right of way;

Thence N. 48° 15'W. sixty-four and seven tenths (64.7) feet along the northerly line of said right of way to an iron pin driven in the ground at the easterly side of Grove Street and the place of beginning.

Said last described line is one and one-half (1 ½) feet northerly from and parallel with the northerly line of a right of way as described in Plan of Land of Margaret J McArdle by E.A. Chamberlin, November 5, 1941.

Together with the right to use as a right of way in common with others having rights therein a strip of land thirteen (13) feet in width on the southerly side of the described premises, which tract of land is bounded and described as follows:

Bounded on the west by Grove Street thirteen (13) feet, on the north by the southerly line of premises of the grantee herein sixty-four and seven tenths (64.7) feet, on the east by other premises of the grantor thirteen (13) feet and on the south by a line one and one-half (1.5) feet from and parallel with the northerly line of land of one Supczak sixty-four and seven tenths (64.7) feet. Said strip of land extends in an easterly direction from the easterly side of Grove Street sixty four and seven tenths (64.7) feet.

Together with the right to maintain and repair sewer and water pipes as now laid and extending to East Street through premises of one Supczak and other premises of the grantor on the south and permission is hereby granted to enter upon said premises of said Supczak and other remaining land of grantor for the purpose of so maintaining and repairing said pipes, said entry, however, to follow the line of said pipes.

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 February 2, 2022 and recorded in the Hampshire County Registry of Deeds in Book 14449, Page 89.

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 U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust
Present Holder of the Mortgage
(401) 217-8701
11/19, 11/26, 12/03/2026

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT
Hampshire Division
Docket No. HS26E0012PP

To
Sheila Lee Niemiec
3 Sky View Drive
Ware, MA 01082

and all other persons interested.

A petition has been presented to said Court on October 20, 2026, by **Sherri Ann Pelski of 102 Gladding Lane, Fiskdale, MA 01518, represented by Richard H. Maynard, Esq. and Brianna S. Manganella, Esq. of Law Offices of Richard H. Maynard, P.C., 35 Bridge Street, P.O. Box 162, Belchertown, MA 01007**, in the County of **Worcester** representing that she holds 50% joint tenancy and Sheila Lee Niemiec holds 50% joint tenancy of certain land lying in **Ware** in the County of Hampshire and briefly described in the Petition as follows: **See Attached Exhibit A**

The petitioner has set forth that she desires that all the following described part of said land may be sold at private sale for not less than **$350,000.00** dollars and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part, of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.

If you desire to object thereto, you or your attorney should file a written appearance in said Court, at Northampton in said County of Hampshire, before ten o'clock in the forenoon on the **27th** day of **November 2026**, the return day of this citation.

Witness, DIANA S. VELEZ HARRIS, Esquire, Judge of said Court, this **22nd** day of **October 2026**.

Mark S. Ames
Register
11/05, 11/12, 11/19/2026

Town of Warren
Notice of Pole Hearing

In accordance with Massachusetts General Laws Chapter 166, Section 22, a public hearing for consent to install 1 SO Pole on Keys Rd. beginning at a point approximately 1,480 ft south of the centerline of the intersection of Southbridge Rd. Installing new Pole 9-50 approximately 66' ft south of existing Pole 9 to support new customer service to 150 Keys Rd. This hearing will be on **Monday, November 30th, 2026, at the Shepard Municipal Building, 48 High Street, 1st Floor, Selectmen Meeting Room, Warren, MA 01083 at 6:30PM or by remote participation via Zoom**. Copies of the petitions are available for viewing during normal business hours in the Selectmen's Office prior to the hearing. Richard Eichacker, Chair Board of Selectmen

Zoom Meeting Link:
https://us02web.zoom.us/j/87125976513?pwd=NIsjg9SxbbRk664ryCRHj92nQWBEr1.1
Meeting ID: 871 2597 6513
Passcode: 063462
11/12, 11/19/2026

Storage Auction

The contents of Effie Brigham will be auctioned off at **Secure Storage, 31 Southbridge Rd. Warren, MA** on **12/5/2026 at 9:00 am.**

The contents of Scott Mageau will be auctioned off at **Secure Storage, 70 Boston Post Rd Warren, MA** on **12/5/2026 at 9:15 a.m.**

The belongings of Don Aubin, Micah Hinkley, Carrie Theriault and Kelley Sullivan will be auctioned off at **Secure Storage, 167 West St Ware, MA** on **12/5/2026 at 10:00 am.**

Any questions or inquiries call 413-800-6278.
11/12, 11/19/2026

NOTICE OF DEFAULT AND FORECLOSURE SALE

LOCATION: 12 Birch Street, Gilbertville, MA 01031

WHEREAS, on 08/26/2009 a certain Mortgage was executed by Victor C. Kmiec and Gladys B. Kmiec as mortgagor in favor of Bank of America, N.A. as mortgagee and was recorded on 08/31/2009 in Book 44787 at Page 268 in the Worcester South District Registry of Deeds; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary pursuant to an assignment dated 02/20/2019 and recorded on 06/10/2019 in Book 60523 at Page 38 in the Worcester South District Registry of Deeds; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Borrowers are deceased and the property is not the principal residence of at least one surviving borrower as set forth in Paragraph 9(a)(i) of the Mortgage; and

WHEREAS, by virtue of this default the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in this office by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27 subpart B, and by the Secretary's designation of me as Foreclosure Commissioner recorded on 03/28/2023 in Book 68958, Page 106 in the Worcester South District Registry of Deeds, notice is hereby given that on **12/08/2026 at 10:00 AM local time**, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

THE LAND IN HARDWICK WITH THE IMPROVEMENTS THEREON BOUNDED AND DESCRIBED AS FOLLOWS:

The land off High Street in Hardwick, Worcester County, Massachusetts, being a certain tract or parcel of land situate in said Hardwick Village of Gilbertville, being bounded and described as follows:

BEGINNING at an iron pin in the ground on the Northerly line of a right of way, said pin being the Southeasterly corner of land conveyed by Stanley J. Nurek previously;

THENCE North 58 deg. East sixty-two (62) feet along the Northerly line of said right of way to a stake in the ground;

THENCE North 27 deg. East two hundred fifty-three (253) feet along the Westerly line of said right of way to an iron pin in the ground;

THENCE South 39 deg. 15' East two hundred eighty-seven (287) feet along land now or formerly of Stanley J. Nurek et ux to a stone bound at land now or formerly of Goodfield;

THENCE South 29 deg. 30' West one hundred ten (110) feet along said land of Goodfield to a stone bound;

THENCE South 39 deg. West one hundred four (104) feet along said land of Goodfield to a stone bound;

THENCE South 23 deg. West one hundred eleven (111) feet along sadi land of Goodfield to a stone bound;

THENCE North 51 deg. West three hundred forty-five (345) feet along land now or formerly of said Nurek to an iron pin on the Northerly line of a right of way, said line being a continuation of the Northerly line of High Street;

THENCE South 69 deg. 30' East fifty (50) feet along the Northerly line of said right of way to an iron pin and the place of beginning.

CONTAINING 2.17 acres.

For title see Deed recorded in Book 20698, page 341.

Commonly known as: 12 Birch Street, Gilbertville, MA 01031

The sale will be held at 12 Birch Street, Gilbertville, MA 01031.

The Secretary of Housing and Urban Development will bid approximately $306,060.39.

There will be no proration of taxes, rents, or other income or liabilities except that the purchaser will pay at or before closing his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling approximately $30,606.04 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of at least $30,606.04 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment, and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500 paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption or right of possession based upon a right of redemption in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner in the form of a certified or cashier's check payable to the Secretary of HUD before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid off prior to the scheduled sale is approximately $298,560.39 as of 09/23/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Joshua A. Roberman, Esq.
Foreclosure Commissioner:
The Law Offices of
Jessica Clarke, P.C.
Address: P.O. Box 468,
Wareham, MA 02571
Phone: (781) 915-4129
11/19, 11/26, 12/03/2026

LEGAL NOTICE

In accordance with the provisions of the MGL 105A, for the purpose of satisfying the liens of Sunny Side Storage LLC, in order to satisfy past due rents and other expenses, the contents of the following storage units will be sold for non-payment on **Monday, November 23, 2026 at 9 a.m.** on the premises of Sunny Side Storage LLC, 313 & 319 Palmer RD, Ware, MA (413)967-5888.

Amy Chaplin A-11
Beth Makara C-46
Elizabeth Fett F-56
Natasha Hammerbeck C-42
Tammy Cole F-19
Tessa Chaplin C-22
Todd Lindberg F-3 & F8
Wesley George C-38
Zachary Chrabascz C-45
11/12, 11/19/2026

See more PUBLIC NOTICES Page 13

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.

H	E	A	R	■	P	O	S	E	S	■	B	A	S	S
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