public notices

Warren Zoning
Board of Appeals
PUBLIC HEARING NOTICE

Pursuant to MGL, Chapter 40A, notice is hereby given that the Warren Zoning Board of Appeals will conduct a Public Hearing on Wednesday, December 16 at 6 p.m. in the Selectmen's Meeting Room, Shepard Municipal Building, 48 High Street, Warren, on the Administrative Appeal of Jack A. Fowler III of 661 Main Street.

The applicant is requesting that the ZBA overturn a Negative Zoning Determination by Building Inspector William Cantell for the production of mead at his address.

A complete copy of the application may be inspected in the Office of the Tax Collector or the Town Clerk during regular business hours or by appointment. Anyone wishing to be heard on the application should appear at the time and place designated.
11/26, 12/03/2026

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

(SEAL)
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF
THE TRIAL COURT
26 SM 003679
ORDER OF NOTICE

TO:
Patrick M. Howe;
Ashley J. Howe

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (*et seq*):

Freedom Mortgage Corporation

claiming to have an interest in a Mortgage covering real property in **Ware**, numbered **157 Upper Church Street**, given by **Patrick M. Howe to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Norwich Commercial Group, Inc. D/B/A Norcom Mortgage, dated June 17, 2015, and recorded at Hampshire County Registry of Deeds in Book 11973, Page 244**, 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 **January 4, 2027** 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 17, 2026.

Attest:
Deborah J. Patterson
Recorder
11/26/2026

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

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

Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Hampshire Division
Docket No.
HS26P0718EA
Estate of:
Edward Joseph Rado
Also Known As:
Edward J. Rado
Date of Death:
September 24, 2026
INFORMAL PROBATE
PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **Kimberly DeSautels of Belchertown, MA**

a Will has been admitted to informal probate.

Kimberly DeSautels of Belchertown, MA 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.
11/26/2026

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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.

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