## public notices

NOTICE OF PUBLIC **HEARING** PLANNING BOARD LEGAL NOTICE Special Permit-313 Site Plan - 71

NOTICE is hereby given that the Warren Planning Board, acting as the Special Permit Granting Authority, will hold a Public Hearing on Monday, July 1, 2024 at 7:15 PM on the application of John Hanley, of 818 Little Rest Road, Brimfield, MA, for a Special Permit and Site Plan review to operate a micro-license cannabis cultivation facility at 818 Little Rest Road, Warren, MA, to produce high quality craft grown cannabis, emphasizing rare strains and to be sold to existing dispensaries under Section 15.2 and 15.3, of the Zoning Bylaw, and pursuant to MGL Chapter 40A. Pursuant to Chapter 22 of the Acts of 2022, this hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the Planning Board 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, Shepard Municipal Building, 48 High Street, Warren, 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

Meeting ID: 869 2706 4530

Password: 784772 or join by phone Phone number: 646-558-8656

SITE LOCATION: 818 Little Rest Road, Warren, MA 01083 Said premises being further described in deeds recorded in the Worcester County Registry of Deeds, Book 9056, Page 283. Property is also identified as Assessor's Parcel

# 11-0-82. Zoned: Rural (RU).

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.

**WARREN** PLANNING BOARD 06/13, 06/20/2024

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. HS24P0350EA Estate of: Kenneth Malinowski Date of Death: 12/03/2023

FOR FORMAL ADJUDICATION To all interested per-

**CITATION ON** 

PETITION

Petition for Formal Adjudication of Intestacy and **Appointment of Personal** Representative has been filed by Sara Spooner of Auburn, 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: Sara Spooner of Auburn, MA be appointed as Personal Representative(s) of said estate to serve With Personal 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 vour attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/17/2024. This is NOT a hearing date, but a deadline by which vou 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: June 13, 2024

Mark S Ames, Register of Probate 06/20/2024

### NOTICE OF **MORTGAGEE'S SALE** OF REAL ESTATE Premises:

24 Maple Avenue, Ware, MA 01082

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Steven Merrill to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Crescent Mortgage Company, and now held by **JPMorgan** Chase Bank, National Association, said mortgage dated June 21, 2010 and recorded in the Hampshire County Registry of Deeds in

Book 10209, Page 264,

from said Chicoine's northeast corner;

as affected by a Loan

Modification dated April

15, 2016 and recorded in

the Hampshire County

Registry of Deeds in

Book 12261, Page 291;

as affected by a Loan

Modification dated

September 5, 2017 and

recorded in the Hampshire

County Registry of

Deeds in Book 12747,

Page 111; as affected

by a Loan Modification

dated August 8, 2018 and

recorded in the Hampshire

County Registry of Deeds

in Book 13048, Page

318; as affected by a

Loan Modification dated

October 22, 2021 and

recorded in the Hampshire

County Registry of Deeds

in Book 14324, Page

213; as affected by an

Extension Modification

Agreement dated October

24, 2023 and recorded in

the Hampshire County

Registry of Deeds in Book

14999, Page 9; said mort-

gage was assigned from

Mortgage Electronic

Registration Systems, Inc.

as nominee for Crescent

Mortgage Company to

JPMorgan Chase Bank,

National Association by

assignment dated January

27, 2013 and record-

ed with said Registry of

Deeds in Book 11213,

Page 348; for breach of

the conditions in said

mortgage and for the

purpose of foreclosing

the same will be sold at

**Public Auction** on July

15, 2024 at 12:00 PM

Local Time upon the

premises, all and singular

the premises described in

parcel of land, with

the buildings there-

on, located in Ware,

County of Hampshire,

Commonwealth of

Massachusetts, on the

North side of Maple

Avenue and bounded and

west comer of land con-

veyed at a stone bound

placed in the ground with

a hole in the center, said

bound being on a line

with the North line of a

lot of one Pierre Chicoine

and also sixty-two feet

Beginning at the north-

described as follows:

A certain tract or

said mortgage, to wit:

thence South 29 1/4° East sixty feet to a stone set in the ground with a hole in the center;

thence South 61 ° 10' West to a stone on the North line of said Avenue; thence Westerly on said Avenue sixty feet to a stone set in the ground with a hole in the center, and sixty-two feet from said Chicoine's Southeast

thence North 61° 10' East and parallel to the above second named line to the place of beginning.

Also a certain tract or parcel of land, with the buildings thereon, located in Ware, County of Hampshire, Commonwealth of Massachusetts, on the Northerly side of Maple Avenue and bounded and described as follows:

Commencing on the Northerly side of said Avenue at the Southwesterly comer of land of Frederick Lanier;

thence northerly on said Lanier's Westerly line, about eighty (80) feet to the Northwesterly comer of said Lanier's land;

thence Westerly on

land of Edward P. Morse about sixty (60) feet to the Northeasterly corner of land formerly of Pierre Chicoine; thence Southerly on

land formerly of Pierre Chicoine about eighty (80) feet to said Maple Avenue; thence Easterly on said

Avenue, about sixty (60) feet to the place of begin-

The description of the property contained in the mortgage shall control in the event of a typographical error in this publica-For Mortgagor's Title

see deed dated June 2, 2010 and recorded in the Hampshire County Registry of Deeds in Book 10209, Page 261.

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 JPMorgan

Association Present Holder of the Mortgage (401) 217-8701

Chase Bank, National

06/06, 06/13, 06/20/2024 **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 Alycar Investments, LLC (the "Mortgagor") to Della Ripa Real Estate, LLC, (the "Mortgagee") dated June 9, 2022 and recorded in the Hampshire County Registry of Deeds at Book 14578, Page 205, which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at Public Auction on July 25, 2024, at 11:00 A.M., on the mortgaged premises below described, being known and numbered as 14-16 Vigeant Street, Ware, Massachusetts more particularly described as follows:

A certain tract of land with the buildings thereon situated on the northerly side of Vigeant Street in said Ware and bounded and described as follows:

Auction Sale. Beginning at the south-

east corner of the lot conveyed and southwest corner of land formerly of Francis Guertin:

THENCE westerly on Vigeant Street sixty feet more or less to a stake and stones:

THENCE northerly on land formerly of Claiman St. Jan one hundred fifteen, more or less to stake and stones at land formerly of William U. Marsh;

THENCE easterly on land formerly of said Marsh sixty feet to a stake and stones, more or less to land formerly of Guertin;

THENCE southerly on a line of land formerly of said Guertin one hundred fifteen feet, more of less to the place of beginning; Said premises subject

to and with the benefit of easements and restrictions of record, if any, so far as same may be in force and applicable.

BEING the same premises conveyed to the Mortgagor herein by deed dated June 9, 2022, and recorded in the Hampshire County Registry of Deeds in Book 14578, Page 201. TERMS OF SALE:

A deposit of TEN THOUSAND AND 00/100 (\$10,000.00) DOLLARS will be required to be paid in cash or by certified check by the purchaser at the time and place of sale as an initial deposit in escrow with O'Connell & Plumb, P.C., 75 Market Place, Springfield, Massachusetts 01103. The purchaser shall within 5 business days of the sale increase the deposit to a sum equal to 10% of the purchase price by delivering the amount necessary to O'Connell & Plumb, P.C. in cash or certified check. The balance is to be paid in cash, or by certified check, within thirty (30) days thereafter and the Deed transferred contemporaneously therewith. The successful bidder at the sale shall be required to sign a Memorandum of Terms of Sale containing the above terms at the

The purchaser will be

responsible for all closing costs, Massachusetts deed excise stamps and all recording fees. Other terms, if any, to be announced at the sale.

The Seller reserves the right to sell to the second highest bidder in the event that the highest bidder defaults. However, this reservation of rights should not be construed as requiring the Seller to sell to the second highest bidder in the event of such a default.

This sale may be postponed or adjourned by public proclamation from time to time, if necessary, at the scheduled time and place of sale. The description of the premises contained in said Mortgage shall control in the event of a typographical error in this publication.

Della Ripa Real Estate, LLC The Present Holder of

said Mortgage

Jerry B. Plumb, Jr., its Attorney O'Connell & Plumb,

75 Market Place Springfield, MA 01103 (413) 733-9111 06/13, 06/20, 06/27/2024



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.

A picture of a

hose bibb vacuum

## **COMPLIANCE WITH DRINKING WATER REGS**

## **Does My Drinking Water Meet Current Health Standards?**

We are committed to providing you with the best water quality available. We are proud to report that last year your drinking water met all applicable health standards regulated by the state and federal government.

Samples analyzed for Total Trihalomethanes (THM's) and Haloacetic Acids (HAA's) were taken at required dates and times in accordance with MassDEP's Sampling Plan. Analyses indicated our water quality was well within

required parameters.

## **Health Effects Statements**

Total Coliform: Coliform bacteria are naturally occurring bacteria present in the environment. They are used as an indicator if other potentially harmful bacteria may be present in drinking water. Coliform bacteria were not detected in any water system samples for

Ware Water is required to maintain a chlorine residual of 0.80 mg/l in the finished water that leaves the treatment plant on Pleasant St. This level of disinfectant is maintained to insure safe drinking water is delivered to customers throughout the distribution system.

## **System Exempt from Meeting Certain Requirements**

The Ware Water Department is not exempt from meeting any drinking water requirements set by the MassDEP or the USEPA.

## **EDUCATIONAL INFORMATON**

## Do I Need To Be Concerned about Certain Contaminants Detected in My Water?

Ware's drinking water contains concentrations of Manganese and Iron. Manganese is a naturally occurring mineral found in rocks, soil and groundwater, and surface water. Manganese is necessary for proper nutrition and is part of a healthy diet but can have undesirable effects on certain sensitive populations at elevated concentrations. The United States Environmental Protection Agency (EPA) and MassDEP have set an aesthetics-based Secondary Maximum Contaminant Level (SMCL) for manganese of 50 ug/L (micrograms per liter), or 50 parts per billion. In addition, EPA and MassDEP have also established public health advisory levels for Iron and Manganese. Drinking water may naturally have manganese and, when concentrations are greater than 50 µg/L. When concentrations exceed these recommended levels, the drinking water may be discolored and taste bad. Over a lifetime, EPA recommends that people drink water with manganese levels less than 300 µg/L. Over the short term, EPA recommends that people limit their consumption of water with levels over 1000 ug/L, primarily due to concerns about possible neurological effects. Children up to 1 year of age should not be given water with manganese concentrations over 300 ug/L. Formula for infants should not be made with water with concentrations of Manganese of greater than 300 ug/l for longer than 10 days.

https://search.epa.gov/epasearch/?querytext=manganese+in+drinkig+water&areaname=&areacontacts=&arease archurl=&typeofsearch=epa&result\_template=&referer=https%3A%2F%2Fwww.epa.gov%2Fhome%2Fpage-notfound#/ Sodium sensitive individuals, such as those experiencing hypertension, kidney failure, or

## **ADDITIONAL INFORMATON**

## **Cross-Connection Control and Backflow Prevention**

The Ware Water Department makes every effort to ensure that the water delivered to your home and business is clean, safe and free of contamination. Our staff works very hard to protect the quality of the water delivered to our customers from the time the water is extracted via deep wells from underground aquifers or withdrawal point from a surface water source, throughout the entire treatment and distribution system. But what happens when the water reaches your home or business? Is there still a need to protect the water quality from contamination caused by a cross-connection? If so, how?

## What is a cross-connection?

A cross-connection occurs whenever the drinking water supply is or could be in contact with potential sources of pollution or contamination. Cross-connections exist in piping arrangements or equipment that allows the drinking water to come in contact with non-potable liquids, solids, or gases (hazardous to humans) in event of a backflow.

## What is a backflow?

Backflow is the undesired reverse of the water flow in the drinking water distribution lines. This backward flow of water can occur when the pressure created by equipment or a system such as a boiler or air-conditioning is higher than the water pressure inside the water distribution line (back pressure), or when the pressure in the distribution line drops due to routine occurrences such as water main breaks or heavy water demand causing the water to flow backward inside the water distribution system (back siphonage). Backflow is a problem that many water consumers are unaware of and a problem that each and every water customer has a responsibility to help prevent.

# Back Pressure:



## What can I do to help prevent a cross-connection?

Without the proper protection something as simple as a garden hose has the potential to contaminate or pollute the drinking water lines in your house. In fact, over half of the country's cross-connection incidents involve unprotected garden hoses. There are very simple steps that you as a drinking water user can take to prevent such hazards, they are:

NEVER submerge a hose in soapy water buckets, pet watering containers, pool, tubs, sinks, drains, or chemicals.

 NEVER attach a hose to a garden sprayer without the proper backflow preventer. Buy and install a hose bibb vacuum breaker in any threaded water fixture.

The installation can be as easy as attaching a garden hose to a spigot. This inexpensive device is available at most hardware stores and home-improvement centers.

 Identify and be aware of potential cross-connections to your water line. Buy appliances and equipment with backflow preventers.

breaker is shown Buy and install backflow prevention devices or assemblies for all high and moderate hazard connections. If you are the owner or manager of a property that is being used as a commercial, industrial, or institutional facility you must have your property's plumbing system surveyed for cross-connection by your water purveyor. If your property has NOT been surveyed for crossconnection, contact your water department to schedule a cross-connection survey.

## **WATER CONSERVATION**

In an effort to conserve water and save money, the following is a list of things you can do:

## **Indoor Water Use**

- Check toilets for leaks by adding food coloring to the Tank. If a toilet is leaking the color will appear in the bowl within 15
- Inspect the overflow pipe in the toilet tank. The water level should be at least a half inch below the top of the pipe. Repair dripping faucets and showerheads. A drip rate of one drop per second can waste more than 3,000 gallons of water per year.
- Limit the length of your showers to 5 minutes of less. Stop running water while you are shaving or brushing your teeth. Don't use running water to thaw meat or frozen foods.
- Run the dishwasher only when it is fully loaded.
- Run your washing machine with full loads whenever possible.

## **Outdoor water Use**

- · Look for sprinklers that produce droplets, not mist, or use soaker hoses or trickle irrigation for trees and shurbs. Water early in the morning or late at night.
- Spread a layer of mulch around trees and plants.
- Use a broom, not a hose, to clean driveways, decks, and sidewalks. Don't leave the water running while washing your car.

News Hydrant flushing is conducted twice a year, in the Spring and the Fall. Information on the flushing program can be found on the Town's

website: www.townofware.com, in the DPW section. The water meter replacement program will continue throughout 2024. There is no charge to the customer for the upgraded meter. The new style meters have the advantage of keeping a profile of your past water usage. This profile can help determine if there is a leak

# **2023 CONSUMER CONFIDENCE REPORT**

WARE WATER DEPARTMENT Ware, Massachusetts PWS ID# 1309000

## public notices

### NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 89 Church Street,

Ware, Massachusetts By virtue and in execution of the Power of Sale contained in a certain mortgage given by Isis Anadon to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Mortgage Network, Inc. its successors and assigns and now held by AmeriHome Mortgage Company, LLC, said mortgage dated May 18, 2021, and recorded in the Hampshire County Registry of Deeds in Book 14105, Page 323, as affected by an Assignment of Mortgage dated May 31, 2022, and recorded with said Deeds in Book 14568, Page 294, 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 **July 11, 2024** at 10:00 AM Local Time upon the premises, all

A certain tract or parcel of land situate on the Easterly side of Church Street, in said Ware, Hampshire County, Massachusetts, bounded and described as follows:

and singular the premis-

es described in said mort-

gage, to wit:

Beginning at an iron pin on the Easterly side of Church Street, said iron pin marking the Southwesterly corner of land of William O. Barrett;

thence Southwesterly along the Easterly side of Church Street 78.3 feet to an iron pin at the corner of land of Cora M. Gilmore;

thence South 52° 11` East 220 feet along line of land of Cora M. Gilmore to an iron pin in line of land of Grenville Park;

thence North 43° 4` East 79 feet along line of Grenville Park at an iron pin at corner of land of

William O. Barrett; thence North 52° 22`

West 220 feet along line of said Barrett to the place of beginning, more or less.

Subject to and together with the rights and easements in the common driveway which runs between locus and the premises now or formerly of John F. Slattery and Mary E. Slattery

The description of the property contained in the mortgage shall control in the event of a typographical error in this publica-

For Mortgagor's Title see deed dated May 17, 2021, and recorded in Book 14105, Page 319 with the Hampshire County Registry of Deeds.

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,

275 West Natick Road, Suite 500

Warwick, RI 02886 Attorney for AmeriHome Mortgage Company, LLC Present Holder of the

Telephone: 401-234-9200 MLG File No.: 23-03451 06/13, 06/20, 06/27/2024



## Chamber hosts legislative breakfast at Cedarbrook

By Ryan Drago Staff Writer rdrago@turley.com

WARE - The Quaboag Hills Chamber of Commerce hosted a breakfast at Cedarbrook Village.

This annual legislative breakfast is a great away for chamber members to connect with their areas legislators. The Quaboag Hills Chamber of Commerce has been around since 1978 and represents about 200 members and busi-

Chamber President and CEO James Przypek welcomed dozens of guests and chamber members to the breakfast provided by the hardworking staff of Cedarbrook Village. Legislators scheduled to attend included state Rep. Aaron Saunders (7th Hampden District including Belchertown) and state Rep. Todd Smola (1st Hampden District including Brimfield, Holland, Wales, Ware and Warren). This year's guest speakers were presented by Superior Plus Propane.

Both state representatives gave an address during the legislative breakfast and got to hear questions, comments and concerns from the residents. According to Przypek, there are many small businesses in the western part of the Commonwealth that still may be experiencing challenges after the pandemic.

With the state representatives present, the members get a chance to address some of the essential needs in western Massachusetts. Several questions were submitted in advance, but both Smola and Saunders took some questions that were asked after their presentations.

The legislative breakfast was a chance for members to introduce themselves to the legislators and share the challenges their business face and connect to resources, funding and solutions.

The Chamber represents businesses and members in all the Brookfields, Palmer, Ware, Warren, Holland, Wales, Brimfield, Monson, Belchertown,

Spencer, New Braintree and Hardwick. Smola spoke first and mainly discussed what he and Saunders are pushing for and addressing different appropriations in the state budget.

"We're acting on different initiatives," Smola said.

Smola commented that many bills are being discussed but are written in different versions amongst a conference committee. These versions are written up by members of the Senate and by the House of Representatives.

Smola said both groups must reach an agreement and vote on the amount of money, language and technical changes. Smola says the input they get from the residents of western Massachusetts is supportive and is the driving force of businesses thriving in the area.

"We rely on you and the business community," Smola said.

Saunders spoke next and talked about the importance of having a positive working relationship amongst other

"A bipartisan amongst different parties is doable," Sauders said. "We have someone to ensure our voices are heard."

Saunders shared that some of the biggest needs in their region is small businesses and affordable housing. Saunders is confident that western Massachusetts has a strong voice in the discussion when addressing these essential needs.

After the address of both representatives, Przypek thanked both Saunders and Smola for their time. As guests finished their breakfast Przypek announced the winners of the raffles.

The prizes consisted of orchids and gift certificates generously donated by chamber members and businesses. Przypek ended the legislative breakfast by thanking Cedarbrook Village for hosting their event.

For more information about the Quaboag Hills Chamber of Commerce, visit www.qhma.com, call 413-283-2418 or email info@qhma.com.

CALL YOUR TURLEY REP TODAY! 283-8393



Turley Photos by Ryan Drago

The Quaboag Hills Chamber of Commerce hosted a legislative breakfast at Cedarbrook Village in Ware.



State Rep. Todd Smola spoke during the legislative breakfast and shared information about the state budget.



State Rep. Aaron Saunders spoke after Smola and ensured guests that he and Smola are a unified voice for western Massachusetts.



WEST BROOKFIELD - The George Whitefield

The services have drawn many from around the area and have been entertaining and spiritually uplifting. Mark your calendar and plan to join us to listen,

## Sunday, June 30 at 10 a.m.

### fifth Sunday in a month, will next bring together local musicians for an all music Bluegrass Gospel Service. The event is free, though a free will offering will be taken and refreshments will be served after.

sing, tap your toes and leave feeling good.

# to be held June 30

### United Methodist Church, 33 West Main St., will be hosting its popular Bluegrass Gospel Service on This quarterly event, which happens when there is a

For more information, call Heidi Jeldres at 978-

# **Bluegrass Gospel Service**

## PUBLIC NOTICES **ARE NOW ONLINE**

Email all notices to notices@turley.com

Access archives and digital tear sheets by newspaper title.

public notice web site to search all notices in Massachusetts newspapers. Public notice deadlines are Mondays at noon,

Find a quick link to the state of Massachusetts'

Fridays noon for Monday holidays. visit www.publicnotices.turley.com

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*



**PUBLIC NOTICES** 

no later than NOON

Thursday, June 27 – Thank you!

EARLY AD DEADLINE Place your public notice

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