

Public Notices

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 Bruce S. Bolivar and Britanni A. Beeso to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation, its successors and assigns, dated April 19, 2022 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 67451, Page 329, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69229, Page 133, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69818, Page 265, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69907, Page 189 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 1:00 PM on March 13, 2025 at 58 Ruggles Street, Hardwick (Gilbertville), MA, all and singular the premises described in said Mortgage, to wit:

That certain parcel of land in said Village of Wheelwright, being Lot No. 35, Plan Book 77 Plan 8, on a plan of lots of Wheelwright Properties, Inc. and Hardwick Realty Corporation in the village of Wheelwright, drawn by S. G. Atherton, C.E., dated August 9, 1933 and recorded with the Worcester District Registry of Deeds and being more particularly bounded and described as follows:

Beginning at a point in the southerly line of Ruggles Street, which point is distant two hundred (200) feet easterly from intersection of said southerly line of said Ruggles Street and the easterly line of Pine Street, as shown on said plan; thence southerly by land now or formerly of L.H. Ruggles, as shown on said plan two hundred fifty (250) feet to a point; thence turning and running easterly by a line parallel with said southerly line of Ruggles Street by land of Hardwick Realty Corporation one hundred (100) feet to a point at the southwesterly corner of Lot No. 36 as shown on said plan; thence turning and running north-easterly two hundred fifty (250) feet by said Lot 36 to a point on said southerly line of Ruggles Street, which point is one hundred (100) feet distant from the point of beginning; thence turn-

ing and running westerly one hundred (100) feet by said southerly line of Ruggles Street to the point of beginning.

Together with the right to use the sewer with which said premises is now connected which sewer discharges upon land of said Hardwick Realty Corporation lying between the location of the Boston & Main Railroad and Ware River, it being specifically agreed and understood that there is no obligation on the part of the said Hardwick Realty Corporation to maintain the sewerage system.

For title see deed recorded herewith The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

Freedom Mortgage Corporation Present Holder of said Mortgage, By Its Attorneys,
ORLANS LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
23-011198
02/20, 02/27, 03/06/2025

TOWN OF NEW BRAINTREE PUBLIC HEARING

Upon the petitions of National Grid and Verizon New England, Inc., the Select Board of New Braintree has scheduled a public hearing on **Monday, March 24, 2025, at 7:10 p.m.** at the New Braintree Town Hall, 20 Memorial Drive, New Braintree, MA.

Plan marked jointly for National Grid and Verizon New England Inc. No. 31061985 dated November 27, 2024, for permission to install 1 JO Pole on Moore Road beginning at a point approximately 869 feet west of

the centerline of the intersection of Worcester Road. Installing P60-1 for customer service. New Braintree MA

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

The public is welcome to attend.

Questions regarding the above can be directed to the municipal contact:

Rebecca Acerra
Town of New Braintree
Executive Secretary
selectboard@newbraintree.org
508-867-2071 ext. 100
03/06, 03/13/2025

Quabbin Regional School District PUBLIC BUDGET HEARING

Quabbin Regional School District School Committee
In accordance with the provisions of M.G.L. Chapter 71, Section 38N, the Quabbin Regional School District School Committee will hold a Public Hearing regarding the FY26 Budget on **Thursday, March 13, 2025 at 6:00 p.m.** in the Educational Support Center, 872 South Street, Barre, MA 01005. The public is invited to attend in person or via Zoom at 6:00 p.m. Please use the link below to join the presentation directly through Zoom.

Join Zoom Meeting: bit.ly/QuabbinRSDSC
Meeting ID: 840 3950 2276
Passcode: qNR6R0

A copy of the FY26 budget will be available for review on our website at www.qrsd.org or at the Educational Support Center, 872 South Street, Barre, MA 01005 after 12:00 p.m. on Tuesday, March 11, 2025.

****Pursuant to Section 13 of Chapter 4 (enacted by Chapter 174 of the Acts of 2015, entitled An Act Relative to Electronic Publication of Certain Legal Notices), it is stated that the newspaper is to post on their website and on the MNPA website: masspublicnotices.org 02/27, 03/6/2025**

Town of Oakham Transfer of On-site Liquor License

The Oakham Board of Selectmen as the Local Licensing Authority will hold a Public Hearing on **Monday, March 17, 2025 at 6 p.m.** in the Selectboard Meeting Room, 2 Coldbrook Rd., Oakham, MA pursuant to MA Gen. Laws Chapter 138 § 15A, on the transfer of the Application for licenses; and change of ownership from Golfers Arms, Inc, current owner Garrett Donlin, 1822, Old Turnpike Road, Oakham, MA to Quail Hollow Country Club, 1822 Turnpike Road, Oakham, MA and naming Carl Fitz as Owner/Manager.

Oakham Board of Selectmen
02/27, 03/06/2025

St. Mary's Women's Club will host dinner theater March 11

ORANGE – St. Mary's Women's Club will host Greenfield's Comical Mystery Tour cast at their Tuesday, March 11 meeting at 6:30 a.m. in St. Mary's Parish Center on Myrtle Street.

The public is invited to join the Women's Club, St. Vincent de Paul members, and parishioners an original dinner theater mystery program spaghetti dinner at 6:30 in the Parish Center.

For more information

or to reserve tickets people should email Emily White at Bulletin@Stmarys.org before Saturday, March 8. This dinner theater will take the place of the regular monthly Women's Club meeting.

CDBG PROJECT continued from page 1

ing. CMRPC will also look at St. Claire Avenue as well as South Common Street.

"We have a conceptual cost estimate [for South Common Street] which fits well under the FY 25 maximum budget of \$850,000," Ferguson said. "We think this will work very well for FY 25."

Ferguson said he believes the next grant cycles for FY 26 and FY 27 should focus on preventing blight. He said many towns comparable to North Brookfield have designated a blight district through the state, where at least 25% of the infrastructure is in fair to poor condition.

If the town has a neighborhood with the blight designation, it will eliminate the need for income qualification from individuals.

"With approval of that designation, it allows the town to do design and construction projects for a period of 10 years within that district," he said. "And that gets us over the income qualification piece."

Ferguson said some towns that had this blight designation were able to complete six-to-seven streets in that 10 year period.

A public hearing for the FY 25 CDBG application is scheduled to be held on March 18.

Pierce said it is great to work with the town of North Brookfield and thanked the board for their partnership

with CMRPC.

"It's great to see the improvements coming in," she said.

Fire Department report

Board of Selectmen Vice-Chair Elizabeth "Brooke" Canada read the monthly Fire Department report submitted by Fire Chief Darin Anderson.

For the month of December, the department responded to 34 calls which included two building fires, one chimney fire, one natural/vegetation fire, 12 medical assists, one motor vehicle accident with injury, two motor vehicle accidents without injuries, two assist to police of other governmental agencies, one good intent, five false alarms, one sprinkler activation due to malfunction, two smoke detector activations due to malfunction, one unintentional transmission of alarm, two smoke detector activations (no fire, unintentional).

Anderson stated that 23 permits and inspections were issued and completed during this time.

The Fire Department participated in the Spencer Parade of Lights and held its annual pizza with Santa at the fire house as well as the annual Santa tour.

"We had a lot of happy people, young and old, that enjoyed seeing Santa and Buddy the Elf," Anderson wrote.

The Fire Department also participated in the town's First Night event held on Dec. 31.

Concerts on the Common
The Parks and Recreation

Committee and the North Brookfield Cultural Council will hold monthly concerts on the common this summer. Concerts will be free and held on the last Saturday of each month: May 31, Ravenwood; June 28, Tabby LeBlanc; July 26, Stan Matthews and the Rough Riders; and Aug. 30, The Super Chargers.

The committee is also looking to host movie nights on the common throughout the summer, and plan a "Gobble Wobble" 5K run/walk on Thanksgiving morning.

Public comment

Resident John Tripp asked if the American Rescue Plan Act money set aside to fund the Town Administrator's salary could be reallocated to another department, such as the Highway, Police or Sewer departments.

Canada said it is past the date that the town can identify where that money is being spent.

Spending requests

The board approved the following spending requests: \$1,100 to purchase air hose reels for the new Highway Department building on Donovan Road; \$1,358 for two laptops to replace broken equipment for the Fire Department; \$2,445 for five pairs of structural fire boots for the Fire Department; \$800 for a battery operated saw for the Fire Department; \$2,013.60 for a pump unit on a Highway Department truck; and \$520 to upgrade the fire monitoring system at Senior Center.

38 years (March 19, 1987)

Twelve of Hardwick's young members of the Girl Scout Troop 730 were present at the Selectmen's meeting in the Hardwick Town Hall Monday night to witness the signing of the proclamation making the week of March 8 through 14 one in which National Girl Scout Week was to be observed. The young ladies were led by Troop Leader Linda Thompson of Hardwick. The roster of members included Laure Lareiere, Choloe Moreale, Amanda Thompson, Sadie Delisle, Becky Kusek, Lauara Nimtz, Jessica Bergeron, Tamara Hanson, Cindy Boissy, Gay Huntress, Deborah Bergeron and Kate Moreale.

The Quabbin Regional National Honor Society will be holding a phone-a-thon in raise money for the American Heart Association on Sunday, March 15. Honor Society members will be calling members of the Quabbin communities from noon to 6 p.m. from the office of Fran Cranston Jr. in Barre. Please be generous when pledging your money and help us make this fundraiser a successful one.

The Quabbin Regional High School Music Department will present their annual Senior Center on Thursday, March 19. This annual concert is an evening of music in which senior students are featured as soloists with singing groups and Symphonic Winds. This year's program will feature nine senior students as soloists. These students are Cathleen L. Bechan, Linda J. Clarkson, Mark A. Riendeau, Corice M. Boyer, Lori A. Clouture, Kelle J. Murphy, Amy L. Coopers, Susan C. Briggs and Clayton J. March.

PAST PAGES continued from page 4

despite the snow. The play features eight different scenes set in an unnamed township in northern Maine. The scenes offer both laughter and sadness. Nine actors surprise the cast with several of them playing two or three different roles. Director Jessie Olson has both acting and directing experience. One of her favorite roles with Dabby in the Barre Player's production of "Our Country's Good."

"Fighting for 5" is holding a fundraising event that promises to be an evening of fun for the whole family. Dan Candell, master hypnotist will bring his comedy show "The Wild Side of Hypnosis" to the Quabbin High School, 800 South St. gym for one performance on Saturday, March 21 at 7 p.m. Tickets are \$10 in advance and \$12 the night of the show. The family friendly show combines the fun of total audience participation with the incredible abilities of the mind.

Since 1983, the family run Calico and Creme has been a fixture in town. For many, spring arrived not at the vernal equinox, but when the seasonal ice cream and restaurant opened. Donald and Elaine McKay decided this winter to retire. The couple believed they had to "retire" the business as well. Elaine said it was not an easy decision and it took several months for them to make it.

25 years (March 16, 2000)

Fran Gromelski reported on the Central Office ad hoc subcommittee's recent activities at a meeting of the Quabbin Regional School District Committee held last Thursday in the media center of Ruggles Lane School. The subcommittee met Tuesday night, March 7,

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Are you having difficulty communicating with your partner, struggling with boundaries, and healthy relationships?

We invite you to join us Friday afternoons from 1-2:30 pm to explore these topics and more.

This group will be held in zoom, is educational, confidential, and free.

Please contact **Pat James 413-726-8661.**

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

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.