

Public Notices

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain mortgage given by **Eric Michael Allen and Angel Marie LeBlanc** to Mortgage Electronic Registration Systems, Inc., as nominee for **Total Mortgage Services, LLC** dated September 10, 2020, recorded at the Worcester County (Worcester District) Registry of Deeds in Book 63225, Page 27; said mortgage was then assigned to **Massachusetts Housing Finance Agency** by virtue of an assignment dated May 23, 2024, and recorded in Book 70578, Page 50; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **January 15, 2025**, on the mortgaged premises. This property has the address of **198 School Street North, Barre, MA 01005**. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A certain parcel of land with buildings thereon, situated in Barre, Worcester County, Commonwealth of Massachusetts, containing 17,041 square feet, and being Lot B as shown on a plan labeled "Plan of Land in Barre, Mass. Owned by Kirk A. Kenneyway Scale: 1"=20", June 14, 2005, by William L. Berry, Jr. Land Surveyor," said plan recorded at the Worcester Registry of Deeds in Plan Book 829, Plan 6, and bounded and described as follows:

BEGINNING at gun barrel set on the easterly side of School Street and the intersection of Lot A;

THENCE N. 34 degrees 05' 56" E. twenty-five and 7/6100 (25.76) feet along School Street as depicted on said plan to a gun barrel set;

THENCE S. 55 degrees 17' 18" E. one hundred thirty-seven and 24/100 (137.24) feet along land now or formerly of Pulliafico as depicted on said plan to a point;

THENCE N. 28 degrees 42' 01" E. one hundred thirty-eight (138.31) feet along a stone wall and land now or formerly of Pulliafico as depicted on said plan to a .6' l.m barrel set;

THENCE S. 89 degrees 43' 08" E. forty-three and 56/100 (43.56) feet along a stone wall and land now or formerly of Barbara J. Williams as depicted on said plan to a gun barrel set;

THENCE S. 21 degrees 28' 09" E. nineteen and 13/100 (19.13) feet along a stone wall as depicted on said plan to a drill hole set; THENCE S. 28 degrees 42' 01" W. one hundred fifty-nine and 82/100 (159.82) feet along land now or formerly of Steven W. Clark as depicted on said plan to a gun barrel set;

THENCE S. 74 degrees 47' 28" W. one hundred and 10/100 (100.10) feet along Lot A as depicted on said plan to a rebar set; Thence N. 45 degrees 42' 44" W. thirty-five and 20/100 (35.20) feet along Lot A as depicted on said plan to a gun barrel; THENCE N. 15 degrees 35' 33" E. thirty-nine and 67/100 (39.67) feet along Lot A as depicted on said plan to a railroad spike set;

THENCE N. 40 degrees

39' 02" W. seventy-three and 27/100 (73.27) feet along Lot A as depicted on said plan to a drill hole set;

THENCE N. 79 degrees 34' 13" W. eight and 76/100 (8.76) feet along Lot A as depicted on said plan to the point of beginning.

Containing 17,041 square feet, more or less, according to said plan.

Said premises are described together with an easement in perpetuity over Lot A to inspect, repair, and maintain the water lines and pipes which service Lot B. Said premises are described together with an easement to the grantee in perpetuity to pass and re-pass over the driveway, a portion of which is located on Lot A as depicted on the above-referenced plan.

For title see Deed recorded herewith.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any topographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales,

tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: October 7, 2024
Massachusetts Housing Finance Agency
 By its Attorney
DOONAN, GRAVES & LONGORIA, LLC,
 100 Cummings Center,
 Suite 303C,
 Beverly, MA 01915
 (978) 921-2670
 www.dgandl.com 57682
 (ALLEN)
 12/19,12/26/2024, 01/02/2025

NOTICE OF PUBLIC HEARING

The New Braintree Zoning Board of Appeals will hold a Public Hearing on Tuesday, January 21, 2025 at 6:30 PM in the Town Hall Memorial Drive New Braintree, MA

On the following application:

Tarpon Towers III, LLC and Celco Partnership, d/b/a Verizon Wireless, Applicant, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 5.B.2 & 7.D of the Town of New Braintree Zoning Bylaw (Chapter 9) to construct wireless communications facility on a vacant parcel, including an access

driveway at 0 Igoe Road, Town Assessor's Map 406 parcel 202/Lot 2.

The application is on file in the Town Clerk's Office. All those interested must be present, or send a representative, or send communication in advance of the hearing date.

ZONING BOARD OF APPEALS
 01/02, 01/09/2025

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of the Power of Sale contained in a certain Mortgage given by Diane M. Hedstrom and James J. Courchesne to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, N.A., its successors and assigns, dated January 30, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40625, Page 57, subsequently assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA4 MORTGAGE P A S S - T H R O U G H CERTIFICATES, SERIES 2007-OA4 by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 47919, Page 245 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at

Public Auction at 11:00 AM on **January 23, 2025** at 334 Wheelwright Road, Barre, MA, all and singular the premises described in said Mortgage, to wit:

The land in Barre Plains, Massachusetts and being Lot #1 on Theodore Drazek Plan of Lots and recorded in Plan Book 346, Plan 51.

Beginning at an iron pipe at the southeast corner of premises which is the southwest corner of land of Lester and Charlotte Davis on the north side of Old Furnace Road in Barre Plains

Thence S 43° 35' W, 110.38' along north side of Old Furnace Road to a point; Thence N 46° 25' W, 198' +/- to a point in a wire fence at land of Petrilja;

Thence N 43° 08' E, 131.86' along fence to a wire fence;

Thence S 40° 22' E., 200 feet along fence and by land of Davis to the place of beginning.

For title reference see Deed recorded February 15, 1989 in Book 11930, Page 177 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA4 Present Holder of said Mortgage, By Its Attorneys, ORLANS PC PO Box 540540 Waltham, MA 02454 Phone: (781) 790-7800 24-006933 01/02, 01/09, 01/16/2025

PUBLIC AUCTION NOTICE IS HEREBY GIVEN PURSUANT TO THE PROVISIONS OF M.L.C. 225 SEC.39A THE FOLLOWING VEHICLES WILL BE SOLD ON

January 11, 2025 AT A SALE TO SATISFY OUR GARAGE LIEN THEREON

FOR TOWING & STORAGE CHARGES AND EXPENSES OF SALE AND NOTICE:

- 2008 Audi Q7 VIN: WA1AY74L58D040261
 - 2013 Dodge Avenger VIN: 1C3CDZAB3DN566995
 - 2013 Chevrolet Volt VIN: 1G1RB6E43DU102514
 - 2003 BMW K 1200 GT VIN: WB10558A73ZK01323
 - 2013 Chevrolet Volt VIN: SHSRD78835U346351
 - 2012 Nissan Murano IN:JN8AZ1MW1CW208635
 - 2007 Honda Civic VIN: 2HGFA55577H706155
 - 2007 Ford Crown Victoria VIN: 2FAHP71W07X127911
 - 2011 Suzuki SX4 Crossover VIN: JS2YB5A30B6301280
 - 2015 Nissan Versa Note VIN: 3N1CE2CP4FL393339
 - 2019 Dodge Charger VIN: 2C3CDXBG5KH623363
- The sale will be held at **Early's on Park Avenue 536 Park Ave., Worcester, MA 01603** 12/26, 01/02, 01/09/2025

Public Safety

Barre Police Log

Sunday, Dec. 15
 12:21 a.m. Motor Vehicle Disabled, South Street, Referred to Other Agency
 8:56 a.m. Animal – Wildlife, Hubbardston Road, Officer/Chief Advised

Monday, Dec. 16
 6:53 a.m. Suspicious Person/Vehicle Activity, South Street, Officer Spoke to Party
 9:17 a.m. Court Duty, East Brookfield District, Court Duty
 1:57 p.m. Motor Vehicle Stop, West Street, Written Warning
 3:17 p.m. Emergency Medical Service – Sick/Unknown, Lane South Road, Transported to Hospital
 3:58 p.m. Property Damage, Peach Road, Officer Spoke to Party
 3:59 p.m. Suspicious Person/Vehicle Activity, Old Dana Road, No Action Required
 9:33 p.m. Emergency Medical Service – Vomiting Blood, Dana Road, Transported to Hospital

Tuesday, Dec. 17
 10:07 a.m. Emergency Medical Service – Welfare Check, Old Petersham Road, Officer Spoke to Party

Wednesday, Dec. 18
 5:32 a.m. Motor Vehicle Accident – No Fire Department/Emergency Medical Service Responses, South Street, Removed Hazard
 8:06 a.m. Assist Other Police Department, Hubbardston, Negative

Contact
 9:17 a.m. Fraud or Forgery, 33 Sibley Road, Officer Took Call
 11:28 a.m. Larceny or Theft, South Street, Officer Took Call
 11:34 a.m. Emergency Medical Service – Falls, South Street, Transported to Hospital
 11:55 a.m. Animal – Lost and/or Found, Hubbardston Road, Information Given
 12:05 p.m. Motor Vehicle – Disabled, Summer Street, Officer Spoke to Party
 1:26 p.m. Emergency Medical Service – Falls, Lane South Road, Transported to Hospital

Thursday, Dec. 19
 5:38 a.m. Road Condition, Hubbardston Road, Referred to Other Agency
 6:52 a.m. Emergency Medical Service – Sick/Unknown, Valley Road, Mutual Aid Transported
 6:53 a.m. Emergency Medical Service – Sick/Unknown, Varney Lane, Referred to Other Agency
 7:14 a.m. Fire – Motor Vehicle Collision, Station Road, Vehicle Towed
 7:19 a.m. Fire – Motor Vehicle Collision, Hubbardston Road, Mutual Aid Transport
 8:55 a.m. Property Damage, Hubbardston Road, Information Taken
 9:08 a.m. Emergency Medical Service – Falls, South Barre Road, Ambulance Signed Refusal
 10:06 a.m. Emergency Medical Service – Falls, Austin Street, Mutual

Aid Transported
 3:30 p.m. Public Assist, South Street, Citation Issued
 3:46 p.m. Complaint, Elm South Street, Information Taken
 3:56 p.m. Motor Vehicle Stop, Vernon Avenue, Citation Issued
 3:57 p.m. Erratic Operator, South Street, Officer/Chief Advised

Friday, Dec. 20
 3:15 a.m. Emergency Medical Service – Sick/Unknown, Woods Road, Mutual Aid Transport
 4:40 a.m. Emergency Medical Service – Breathing Difficulty, Ruggles Lane, Mutual Aid Transport
 9:23 a.m. Emergency Medical Service – Abdominal/Back Pain, Kendall Street, Mutual Aid Transported
 3:17 p.m. Motor Vehicle Stop, Celona Square, Citation Issued
 3:37 p.m. Motor Vehicle Stop, Valley Road, Citation Issued
 6:28 p.m. Fire – Motor Vehicle Collision, Spring Hill Road, Vehicle Towed
 8:08 p.m. Public Assist, South Barre Road, Investigated

Saturday, Dec. 21
 5:50 Erratic Operator, Williamsville Road, Negative Contact
 6:41 p.m. Assist Other Police Department, Recon, Mutual Aid Assist
 6:56 p.m. Suspicious Person/Vehicle Activity, Loring Road, Negative Contact

Rutland Police Log

Sunday, Dec. 15
 12:06 a.m. Motor Vehicle Stop, Main Street, Citation Issued
 12:14 a.m. Motor Vehicle Stop, Main Street, Citation Issued
 12:21 a.m. Motor Vehicle Stop, Main Street, Citation Issued
 10:13 a.m. Motor Vehicle Stop, Main Street, Written Warning
 11:02 a.m. Animal – Wildlife, Central Tree Road, Written Warning
 11:06 a.m. Emergency Medical Service – Sick Unknown, Central Tree Road, Transported to Hospital
 12:53 p.m. Emergency Medical Service – Chest Pain/Heart Problem, Main Street, Transported to Hospital
 5:50 p.m. Emergency Medical Service – Falls, River Road, Ambulance Signed Refusal
 9:10 a.m. Motor Vehicle Stop, Main Street, Written Warning

Monday, Dec. 16
 6:34 a.m. Emergency Medical Service – Overdose/Poisoning, Edson Avenue, Transported to Hospital
 8:47 a.m. Emergency Medical Service – Sick/Unknown, Emerald Road, Transported to Hospital
 9:25 a.m. Safety Concern, Barre Paxton Road, Officer Spoke to Party
 10:27 a.m. Motor Vehicle – Disabled, Barre Paxton Road, Vehicle Removed
 10:43 a.m. ACO Lost and Found/Wildlife, Turkey Hill Road, Officer/Chief Advised
 12:46 p.m. Fraud or Forgery, Main Street, Report Filed
 1:15 p.m. Animal – ACO Call, Walnut Street, Officer/Chief Advised
 1:41 p.m. Disturbance/Disorderly, Pommogussett Road, Report Filed
 3:52 p.m. Emergency Medical Service – Chest Pain/Heart Problem, Old Turnpike Road, Transported to Hospital
 5:41 p.m. Emergency Medical Service – Chest Pain/Heart Problem, Maple Spring Drive, Transported to Hospital

9:57 a.m. Motor Vehicle Stop, Main Street, Written Warning
 10:26 a.m. Emergency Medical Service – Falls, Main Street, Ambulance Signed Refusal
 11:22 a.m. Complaint, Cheryl Ann Drive, Negative Contact
 11:54 a.m. Assist Other Police Department, Massachusetts State Police, Mutual Aid Assist
 1:23 p.m. Animal – ACO Call, West Street, Returned to Family/Guardian
 2:52 p.m. Motor Vehicle – Disabled, Maple Avenue, Vehicle Removed
 6:28 p.m. Motor Vehicle – Disabled, River Road, Officer Spoke to Party
 6:35 p.m. Emergency Medical Service – Sick/Unknown, Irish Lane, Transported to Hospital
 7:59 p.m. Juvenile Runaway, Stetson Road, Returned to Family/Guardian

Wednesday, Dec. 18
 8:34 a.m. Suspicious Person/Vehicle Activity, Joanna Drive, Officer Spoke to Party
 10:24 a.m. Road/Traffic Hazard, Wilson Way, Officer Spoke to Party
 11:49 a.m. Emergency Medical Service – Sick/Unknown, Glenwood Road, Ambulance Signed Refusal
 11:54 a.m. Emergency Medical Service – Unconscious/Unresponsive/Syncope, Main Street, Transported to Hospital
 3:24 p.m. Trespasser or Prowler, Julie Ann Circle, Investigated
 7:35 p.m. Safety Concern, Main Street, Removed Hazard
 Thursday, Dec. 19
 5:45 a.m. Fire – Motor Vehicle Collision, Pleasantdale Road, Ambulance Signed Refusal
 Summons: McGilloway, David Allen, 63, Grafton
 Charges: License Suspended, Operating Motor Vehicle With

Friday, Dec. 20
 4:57 a.m. Emergency Medical Service – Unconscious/Unresponsive/Syncope, Nancy Drive, Transported to Hospital
 8:01 a.m. Motor Vehicle Stop, Maple Avenue, Written Warning
 9:03 a.m. Emergency Medical Service – Chest Pain/Heart Problem, Pleasantdale Road, Transported to Hospital
 11:14 a.m. Emergency Medical Service – Chest Pain/Heart Problem, Main Street, Transported to Hospital
 11:18 a.m. Emergency Medical Service – Breathing Difficulty, Vista Circle, Transported to Hospital
 12:52 p.m. Fire – Public Service Call, Stevens Way, Public Assist
 1:10 p.m. Lockout (Home or Vehicle), Glenwood Road, Entry Gained
 4:19 p.m. Emergency Medical Service – Hypertensive Crisis, Miles Road, Transported to Hospital
 5:28 p.m. Identity Theft, Charnock Hill Road, Report Filed
 5:36 p.m. Suspicious Person/Vehicle Activity, Horizon Road, Negative Contact
 8:39 p.m. Breathing Difficulty, Soucy Drive, Transported to Hospital

Saturday, Dec. 21
 7:50 a.m. Emergency Medical Service – Falls, Birchwood Road, Ambulance Signed Refusal
 8:09 a.m. Fire – Motor Vehicle Collision, Kenwood Drive, Ambulance Signed Refusal
 8:40 a.m. Motor Vehicle Stop, Kenwood Drive, Citation Issued
 9:43 a.m. Motor Vehicle – Disabled, Barre Paxton Road, Officer Spoke to Party
 11:03 a.m. Emergency Medical Service – Unconscious/Unresponsive/Syncope, Turkey Hill Trail, Report Filed
 1:56 p.m. Fire – Motor Vehicle Collision, Pommogussett Road, Report Filed
 4:49 p.m. Motor Vehicle Stop, Main Street, Written Warning
 5:57 p.m. Fire – Motor Vehicle Collision, Pommogussett Road, Vehicle Towed

Hubbardston Police Log

Sunday, Dec. 15, 2024
 8:45 a.m. Public Assist, Whole Turn, Officer Spoke to Party

Tuesday, Dec. 17, 2024
 6:27 a.m. Fire – Motor Vehicle Collision, Old Boston Turnpike, Ambulance Signed Refusal

Wednesday, Dec. 18, 2024
 7:08 a.m. Missing Person, Pitcherville Road, Report Filed
 7:55 a.m. Be On Look Out Notification, Main Street, Information Taken
 8:58 a.m. Road/Traffic Hazard, New Westminster Road, Referred to Other Agency
 10:45 a.m. Follow-Up Investigation, Underwood Road, Negative Contact
 11:11 Emergency Medical Service – Breathing Difficulty, Hale Road,

Transported to Hospital
 1:54 p.m. Follow-Up Investigation, Hale Road, Negative Contact

Thursday, Dec. 19
 5:53 a.m. Road Condition Notification, Burnshirt Road, Referred to Other Agency
 7:19 a.m. Fire – Motor Vehicle Collision, Hubbardston Road, Mutual Aid Transport
 3:20 p.m. Emergency Medical Service – Welfare Check, Gardner Road, No Fire Service Necessary
 7:27 p.m. Animal – Wildlife, Main Street, Gone on Arrival

Friday, Dec. 20
 2:45 a.m. Emergency Medical Service – Chest Pain/Heart Problem, New Westminster Road, Mutual Aid Transport

5:49 a.m. Emergency Medical Service – Hip Pain, Lombard Road, Transported to Hospital
 6:47 a.m. Fire – Motor Vehicle Collision, Krause Road, Report Filed
 7:38 a.m. Threats, Evergreen Road, Negative Contact
 8:31 a.m. Disturbance/Disorderly, Evergreen Road, Report Filed
 12:35 p.m. Emergency Medical Service – Sick/Unknown, Abenaki Street, Transported to Hospital

Saturday, Dec. 21
 7:11 a.m. Follow-Up Investigation, Pitcherville Road, Report Filed
 8:35 a.m. Harassment, Evergreen Road, Officer Spoke to Party
 11:44 a.m. Fire – Motor Vehicle Collision, Gardner Road, Report Filed
 6:16 p.m. Fire – Fumes/Odor/Gas Leak, Grimes Road, Investigated

New Braintree Police Log

During the week of Dec. 16-23, the Hardwick/New Braintree Police Department responded to 14 building/property checks, nine directed/area patrols, five radar assignments, one traffic control, one emergency 911 call, three safety hazards, one harassment, one complaint, two animal calls and three motor vehicle stops in the town of New Braintree.

Tuesday, Dec. 17
 1:36 p.m. Safety Hazard, Moore Road, Removed Hazard

Wednesday, Dec. 18
 7:29 a.m. Safety Hazard, Ravine Road, Taken/Referred to Other Agency
 4:43 p.m. Harassment, Unitas Road, Officer Handled
 7:32 p.m. 911 Animal Call, Barre

Road, Services Rendered

Thursday, Dec. 19
 7:01 a.m. Safety Hazard, West Road, Taken/Referred to Other Agency

Friday, Dec. 20
 5:32 a.m. Motor Vehicle Stop, Ravine Road, Written Warning
 8:27 a.m. Complaint, Ware Road, Taken/Referred to Other Agency

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- 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.

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