

# Public Notices

**COMMONWEALTH OF MASSACHUSETTS  
SALE OF REAL ESTATE**

**UNDER M.G.L.c.183A:6**

By virtue of Judgment and Order of the East Brookfield District Court (Docket No. 2469CV000100), in favor of TRUSTEES OF THE COUNTRYSIDE ESTATES CONDOMINIUM TRUST against KATHRYN L. LEMIEUX establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #27-1, 176 MAPLE AVENUE OF THE COUNTRYSIDE ESTATES CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK AM ON THE 10TH DAY OF FEBRUARY, A.D. 2025, AT UNIT 27-1, 176 MAPLE AVENUE, RUTLAND, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit 27-1 (the "Unit") in the condominium known as the Countryside Estates Condominium (the "Condominium"),

Rutland, Worcester County, Massachusetts, a Condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated November 8, 1985 and recorded on November 13, 1985, with the Worcester District Registry of Deeds (the "Registry"), at Book 9055, Page 1, ("The Master Deed").

The post office address of the Unit is: 176 Maple Avenue, Unit 27-1, Rutland, MA 01543.

Unit 27-1, also referred to as Unit 27 of Building 1 of said Condominium, in said Rutland, is being conveyed together with the 0.60% undivided percent interest appertaining to the said Unit in the Common Areas and Facilities of the said Condominium, and together with the rights and easements appurtenant to the said Unit as set forth in the said Master Deed.

Said Unit is also conveyed subject to and with the benefit of: (a) rights, easements, and restrictions referred to in the provisions of Massachusetts General Laws, Chapter 183A; (b) said Master Deed, the Declaration of Trust of The Countryside Estates

Condominium Trust dated November 8, 1985, recorded with said Registry in Book 9055, Page 40, the By-Laws set forth in said Declaration of Trust and any rules and regulations promulgated thereunder; and (c) the obligations thereunder to pay the proportionate share attributable to said Unit of the common expenses, all of which the Grantee by acceptance hereof agrees to perform and assume and pay.

Said Unit is intended only for residential use and for no other purpose except as may be expressly permitted by the Trustee of the Condominium in accordance with the provisions of the Master Deed and the Declaration of Trust.

For Grantor's title see deed to KATHRYN L. LEMIEUX dated May 25, 2022 and recorded with the Worcester South County Registry of Deeds in Book 67680, Page 265.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

**TERMS OF SALE:**  
1. A non-refundable deposit payable in cash, certi-

fied or bank check in the amount of Five Thousand (\$5,000.00) Dollars for the unit shall be payable at the Auction.

2. The balance of the purchase price is to be paid within thirty (30) days of the auction.

3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.

4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.

5. No representation is or shall be made as to any amount of taxes due and outstanding.

6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.

7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.

8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is".

9. Other items, if any, shall be announced at the sale.

10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney William F. Thompson, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

**THE COUNTRYSIDE ESTATES CONDOMINIUM TRUST,**  
For the Trustees,  
By its Attorneys  
**MARCUS, ERRICO, EMMER**

& BROOKS, PC  
William F Thompson, Esq.  
BB0#664790  
45 Braintree Hill Office Park, Suite 107  
Braintree, MA 02184  
(781) 843-5000  
01/09, 01/16, 01/23/2025

**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 COWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA4 MORTGAGE PASS - THROUGH 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 Petrila;

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.

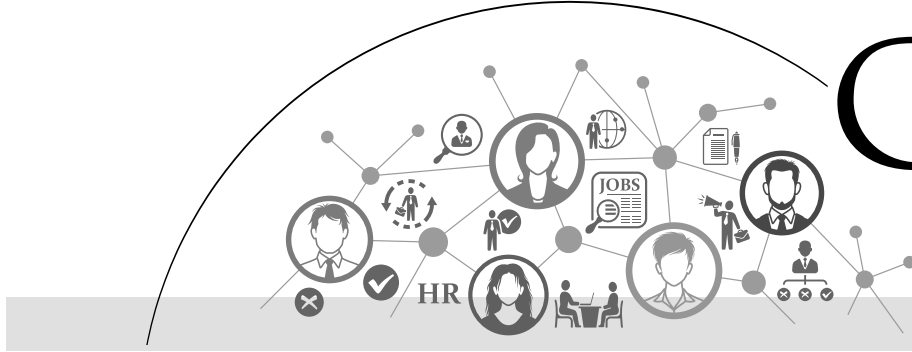
For title reference see Deed recorded February 15, 1989 in Book 11930, Page 177 The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of 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 COWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA4**  
Present Holder of said Mortgage,  
By Its Attorneys,  
**ORLANDS PC**  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
24-006933  
01/02, 01/09, 01/16/2025



# CAREER Education

## The MacDuffie School more than just a school, a community

At The MacDuffie School, we believe education is more than academics—it's the foundation for a lifetime of achievement. Our vibrant community fosters creativity, leadership, and excellence while instilling respect and integrity in everything we do.

At MacDuffie, you're not just a student—you're part of a community that celebrates your individuality and supports your growth. Our small class sizes and dedicated teachers ensure you're seen, heard, and challenged to reach

your full potential. Here, students don't just prepare for college—they prepare for life.

Choosing the right school is a big decision. That's why we invite you to learn more about MacDuffie and how it can shape your future. Visit our website, schedule a tour, or attend our April 5th open house to see for yourself what makes us different.

Your journey starts here. Define your future at MacDuffie—apply today! admissions@macduffie.org

Explore Your Passions.  
Be a Leader.  
Choose MacDuffie.



**OPEN HOUSE**  
Saturday, April 5, 2025 9:30 a.m. - 12:30 p.m.

The MacDuffie School is a special place, and it all begins with our mission:  
*To foster in all students the intellectual habits of mind, high ethical standards, and respect for diversity required for becoming effective individuals in their personal and work lives, and moral and responsible participants in the world beyond.*

*There's no better way to get a feel for The MacDuffie School than spending time with us!*

Please register for our Open House at [www.macduffie.org](http://www.macduffie.org) or contact the Admissions Office at (413) 255-0000 to reserve your spot.

**Come Be A Part Of Our Community!**  
[www.MacDuffie.org](http://www.MacDuffie.org)

66 School Street  
Granby, Massachusetts

For Students  
in Grades 6 through 12

## Join us at PVPA for an open house to see what we can offer your child

Pioneer Valley Performing Arts Charter Public School (PVPA) has a 25+ year history of providing an excellent, arts-focused, college-prep education to students in Grades 7-12.

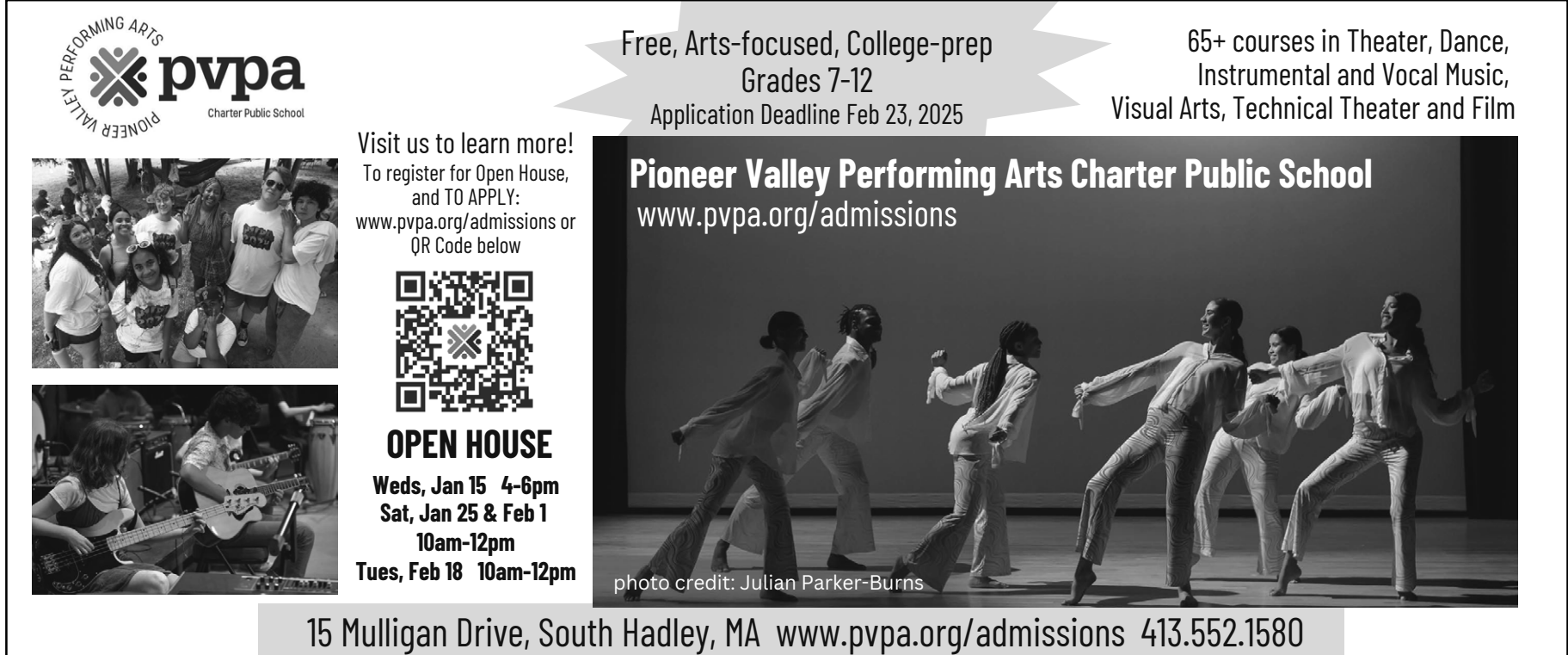
PVPA students thrive in a creative, challenging learning environment that offers them a broad exposure to the performing arts. Our students consistently show that incorporating the arts into education creates, not just better artists, but better students who are equipped to be active participants in their future.

With an extensive Course Catalog of over 65 Arts Classes across Music, Dance, Theatre, Visual Arts and Technical Theater, students have access to both introductory courses and audition level courses, with multiple performance opportunities, offered alongside their core academics.

Join PVPA for an Open House and see why we are consistently voted one of the Best Charter Schools in the Valley! Now accepting applications for the



2025/2026 school year for Grades 7-12 at [pvpa.org/admissions](http://pvpa.org/admissions).



**pvpa** Pioneer Valley Performing Arts Charter Public School

Free, Arts-focused, College-prep Grades 7-12  
Application Deadline Feb 23, 2025

65+ courses in Theater, Dance, Instrumental and Vocal Music, Visual Arts, Technical Theater and Film

Visit us to learn more!  
To register for Open House, and TO APPLY:  
[www.pvpa.org/admissions](http://www.pvpa.org/admissions) or QR Code below

**OPEN HOUSE**  
Weds, Jan 15 4-6pm  
Sat, Jan 25 & Feb 1 10am-12pm  
Tues, Feb 18 10am-12pm

**Pioneer Valley Performing Arts Charter Public School**  
[www.pvpa.org/admissions](http://www.pvpa.org/admissions)

15 Mulligan Drive, South Hadley, MA [www.pvpa.org/admissions](http://www.pvpa.org/admissions) 413.552.1580

photo credit: Julian Parker-Burns

## Cornerstone Bank named one of America's best regional banks

WORCESTER – Cornerstone Bank, a community bank with locations throughout Central Massachusetts, has been named to Newsweek magazine's annual list of America's Best Regional Banks and Credit Unions 2025. "We are so proud to be recognized in this way," said Cornerstone Bank CEO Todd Tallman. "We strive to be more than just a financial institution; we want to be an actively supportive partner, strengthening our community and neighborhoods."

Newsweek and Plant-A Insights Group put out the list every year to recognize banks and credit unions positively impacting their communities, and help people identify the most trusted financial institutions. The methodology is based on the bank's credit quality, as well as profitability, net loans and leases, press coverage and a customer survey of more than 71,000 U.S. citizens, 1.9 million social media reviews and 129 million app store reviews. The list includes the top 500 regional banks and top 500 credit unions.

Cornerstone Bank is committed to uplifting communities throughout Central Massachusetts, regularly donating to charity organizations, contributing to fund-raising events and granting scholarships to local students.

## PUBLIC NOTICES ARE NOW ONLINE

- 1 Email all notices to [notices@turley.com](mailto: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 Mondays at noon, Fridays noon for Monday holidays.

visit [www.publicnotices.turley.com](http://www.publicnotices.turley.com)

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