

PUBLIC NOTICES

Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Hampden Probate and
Family Court
50 State Street
Springfield, MA 01103
(413)748-7758
Docket No. HD24C0185CA

In the matter of:
Alan David Atkins
CITATION ON PETITION
TO CHANGE NAME

A Petition to Change
Name of Adult has been
filed by Alan David Atkins
of Chicopee, MA requesting
that the court enter a Decree
changing their name to:

Alan David Freitas
IMPORTANT NOTICE

Any person may appear for
purposes of objecting to the
petition by filing an appear-
ance at: **Hampden Probate
and Family Court before
10:00 a.m. on the return day
of 07/15/2024.**

This is NOT a hearing
date, but a deadline by which
you must file a written appear-
ance if you object to this pro-
ceeding.

WITNESS, Hon. **Barbara
M Hyland**, First Justice of
this Court.

Date: June 17, 2024

Rosemary A Saccomani
Register of Probate
06/28/2024

COMMONWEALTH OF
MASSACHUSETTS
SALE OF REAL ESTATE
UNDER M.G.L. c. 183A, §6
AND
M.G.L. c. 254, §5 AND §5A
UNIT 6026C,
DOVERBROOK ESTATES
CONDOMINIUM
70 GREENWOOD
TERRACE, CHICOPEE,
MASSACHUSETTS

By virtue of Judgment
of the Chicopee District
Court (Civil Docket No.
2320CV000243) in favor
of the DOVERBROOK
ESTATES CONDOMINIUM
against MICHAEL J.
AXTON establishing a lien
pursuant to M.G.L. c. 183A,
§6 on the real estate known as
70 Greenwood Terrace, Unit
6026C, in the Doverbrook
Estates Condominium, for
the purpose of satisfying
such lien, pursuant to M.G.L.
c. 254, §5 and §5A, the
real estate be sold at Public
Auction at **11:00 O'CLOCK
A.M. on the 25th DAY OF
JULY, A.D. 2024** at the prem-
ises located at 70 Greenwood
Terrace, Unit 6026C,
Chicopee, Massachusetts.
The premise to be sold is
more particularly described
as follows:

All that certain parcel
of land situated in
Chicopee, Hampden County,
Massachusetts, more particu-
larly described in Exhibit "A"
attached hereto.

As per M.G.L. Chapter
188, sect.13, the Grantor,
under oath and subject to the
pains and penalties of perjury,
does hereby depose, state
and certify that: (i) I release
all rights of Homestead in
the subject realty, (ii) that no
spouse, non-owner spouse,
former spouse, or any other
person resides in the home,
and (iii) at the time of deliv-
ery of this deed, no spouse,
former spouse, or any other
person is entitled to claim the
benefit of an existing estate of
homestead.

Being the same prem-
ises conveyed to the grant-
or by deed dated November
2, 2010, recorded in the
Hampden Country Registry of
Deeds, Book 18531, Page 33.
EXHIBIT "A"

The Unit 6026C contains

871 square feet of building
area, more or less, and is laid
out as shown on the Unit Plan
attached hereto and record-
ed herewith, which Unit
Plan is a copy of a portion
of the plans recorded with
the Master Deed. A verified
statement in the form provid-
ed in Section 9, Chapter
183A, of the General Laws of
Massachusetts, is attached to
such Unit Plan.

The Unit is conveyed
together with a 0.1621917%
undivided interest (subject
to adjustment in accordance
with the applicable provisions
of the Master Deed) in the
Common Areas and Facilities
as defined and described in
the Master Deed. The Unit is
subject to and has the benef-
it of all applicable provi-
sions contained in the Master
Deed (including the provi-
sions granting exclusive use
rights), and in the Declaration
of Trust (including by-Laws)
of the Doverbrook Estates
Condominium Trust dated
December 3, 1982 and
recorded in Hampden County
Registry of Deeds, Book
5351, Page 220, and the rules
and regulations from time to
time adopted thereunder by
said Trust, including with-
out limitation the provisions
for assessment of common
expenses.

The Unit is also conveyed
together with an exclusive
right to use: (a) the parking
space assigned to the Unit in
Exhibit B to the Master Deed
and shown on the Site Plan
recorded with the Master
Deed; (b) the garden area
adjacent to the Unit as shown
on the Site Plan; and (c) the
storage area, if any, assigned
to the Unit in Exhibit B to the
Master Deed and shown on
the Site Plan.

Except as otherwise pro-
vided in paragraph 8 of the
Master Deed, the Unit is
intended to be used for resi-
dential purposes. The Unit is
subject to the restrictions on
use contained in paragraph 9
of the Master Deed, which are
incorporated by reference.

The Grantee is acquir-
ing the Unit with the benef-
it of, and subject to the
provisions of Chapter 183A
of the General Laws of
Massachusetts relating to con-
dominiums, as that Statute
is written as the date hereof,
and as it may in the future be
amended.

Grantee, for Grantee and
Grantee's successors and
assigns, as owners of the Unit,
by executing and accepting
this Deed, hereby appoints
and constitutes Grantor,
and Grantor's successors
and assigns, as Grantee's
true and lawful attorney-in-
fact with full power coupled
with an interest which can-
not be revoked, to vote for,
execute, acknowledge, deliv-
er and record (i) one or more
amendments to the Master
Deed, pursuant to paragraph
12 thereof, for the purpose
of adding additional phases
to the Condominium (ii) one
or more amendments to the
Master Deed, and deeds, ease-
ments or other instruments,
pursuant to paragraph 14
of the Master Deed, for the
purpose of dedicating streets
within the Condominium, in
whole or in part, as public
ways; and (iii) one or more
amendments to the Master

Deed, and deeds, easements
or other instruments, pursuant
to paragraph 4 of the Master
Deed, for the purpose of con-
veying a parcel of land within
the Condominium to the City
of Chicopee as war memorial.

Being the same prem-
ises conveyed by Quitclaim
Deed from Doris I. Hebert
and William V. Guiel, Jr.
to Michael J. Axton dated
January 26, 2022 and record-
ed with the Hampden County
Registry of Deeds in Book
24375, Page 343.

Said Unit is subject to any/
and all covenants, easements,
encroachments, conditions,
restrictions and agreements
effecting the unit whether
recorded or unrecorded.

TERMS: A deposit pay-
able in cash or certified bank
check or money order of
\$5,000.00 shall be payable at
the Auction and the balance
of the payment shall be pay-
able by cash, certified bank
check, money order or wired
funds within thirty (30) days
of the Auction.

Other terms to be
announced at the sale, includ-
ing a minimum bid and the
right to reject all bids if none
are acceptable.

DOVERBROOK
ESTATES CONDOMINIUM
Dated: May 15, 2024

By Its Attorney,
Gina M. Desrochers
(BBO #681910)
Perkins & Anctil, P.C.
6 Lyberty Way, Suite 201
Westford, MA 01886
(978) 496-2000
gdesrochers@perkinslawpc.
com
06/28, 07/05, 07/12/2024

LEGAL NOTICE

In accordance with
the provisions of the
Massachusetts General
Law 105A, for the purpose
of satisfying the liens of
CJK Realty, LLC, Storage,
in order to satisfy past due
rents and other expenses, the
stored goods of the follow-
ing named people, including
household items, trunk &
other miscellaneous items,
will be sold at public auction
to the highest bidder or oth-
erwise disposed of on **July
1, 2024 at 9:00 a.m.**, on the
premises of 20 Ames Avenue,
Chicopee, MA 01013 (413-
348-7663):

Unit #12
Mark Schmitter
PO Box 1981 Memorial
Dr., Chicopee MA 01020-
4322

06/21, 06/28/2024

SALE OF
MOTOR VEHICLES
Under G.L. c.255 Sec. 39A

Notice is hereby given by
Interstate Towing, Inc. pursu-
ant to the provisions of G.L.
c. 255, section 39A, that on
July 7, 2024, at Interstate
Towing, Inc the following
Motor Vehicles will be sold
at private sale to satisfy our
garage keeper's lien thereon
for storage, towing charges,
care and expenses of notices
and sale of said vehicles.

2004 Ford Escape
VIN: 1FMYU03164DA15723
Anthony Williams
288 Centre St. Apt 3
Springfield, MA 01151

2005 Acura TL
VIN: 19UUA66205A038826
Jason Riddick

41 New Haven Ave
Waterbury, CT 06708

2005 Nissan Armada
VIN: 5N1AA08BX5N732133
Shalisa Wilson
174 Fort Pleasant Ave Apt 1
Springfield, MA 01108

2005 Nissan Xterra
VIN: 5N1AN08W65C640049
Nicole Macnell
93 Grochmal Ave
Indian Orchard, MA 01151

2008 Audi A4
VIN: WAUDF78E58A048590
Keila Paris
473 Allen Park Rd
Springfield, MA 01118

2013 Chevrolet Impala
VIN: 2G1WC5E30D1242825
Armando Aviles
37 Theroux Dr. Apt N
Chicopee, MA 01020

2015 Kia Soul
VIN: KNDJN2A21F7213668
Hiram Vargas
32 Main St.
Wales, MA 01081

2023 Kawasaki Zx636K
VIN: JKBZXJH18PA019119
Joel Arietti
1011 Main St.
Somers, CT 06071

06/21, 06/28, 07/05/2024

SALE OF
MOTOR VEHICLES
Under G.L. c.255 Sec. 39A

Notice is hereby given by
Interstate Towing, Inc. pursu-
ant to the provisions of G.L.
c. 255, section 39A, that on
July 12, 2024, at Interstate
Towing, Inc the following
Motor Vehicles will be sold
at private sale to satisfy our
garage keeper's lien thereon
for storage, towing charges,
care and expenses of notices
and sale of said vehicles.

1998 Mazda B2500
VIN: 4F4YR12C7WTM14221
Joe Santiago
105 North East St Apt 4R
Holyoke, MA 01040

2006 Buick Lacrosse
VIN: 2G4WD582961172215
Myles Minfield
203 Oxbow Dr.
Willimantic, CT 06226

2006 Ford F150
VIN: 1FTPX14556NB55919
Edgardo Feliciano
522 South St.
Holyoke, MA 01040

2007 Honda Civic
VIN: JHMFA36247S014790
Rafaela Goncalves De Souza
Felix
35 Ashwood St.
Worcester, MA 01604

2007 Toyota Sienna
VIN: 5TDBK22C67S001246
Juan Ortiz
625 Bridge St. Apt 3
Lowell, MA 01850

2007 Toyota Yaris
VIN: JTDDBT923371171907
Christopher Michaud
35 Parker St.
Enfield, CT 06082

2008 Honda Civic
VIN: 2HGFA16918H329513
A1A Auto Group LLC
3345 Youngstown Rd SE
Warren, OH 44484

2011 Nissan Altima
VIN: 1N4AL2AP4BN407849
Neema Zaituni
613 Dickenson St.
Springfield, MA 01108

2011 Nissan Altima
VIN: 1N4AL2AP5BN482611
Jerry Latonya & Jenkins,
NYA
6 Fox Run

Stafford Springs, CT 06076

2012 Jeep Liberty
VIN:
1C4PJMAKXCW153490
Aida Luz Del Valle Perez
9 May St. Apt 300
Worcester, MA 01610

2017 Chevrolet Impala
VIN: 2G1105S33H9100340
Rhonda Cheverier
14 Rhodora Terr
Windsor, CT 06095

2017 Subaru Outback
VIN: 4S4BSETCSH3334438
Dominic Torretti
26 Young Circle
Seabrook, SC 29940

2021 Harley-Davidson
FXBBS
VIN:
1HD1YYK1XMB016376
Corey Bryan
26 Savin Hill Ave. Apt 2
Boston, MA 02125

2023 Lexus Gx 460
VIN: JTTJAM7BX7P5377592
Venkata Rajesh Kesineni
9631 Turtle Landing Ct.
Orlando, FL 32832
06/28, 07/05, 07/12/2024

Commonwealth of
Massachusetts
The Trial Court
Hampden Probate and
Family Court
50 State Street
Springfield MA, 01103
Docket No. HD24P0077PM
In the matter of:
Mary Lebeau
of Chicopee, MA
Protected Person/Disabled
Person/Respondent
CITATION GIVING
NOTICE OF
CONSERVATOR'S
ACCOUNT

To the named Respondent
and all other interested per-
sons, you are hereby notified
pursuant to Rule 72 of the
Supplemental Rules of the
Probate & Family Court, that
the Temporary Conservator's
First and Final account(s)
of Alison M Bartlett-
O'Donald of Holyoke, MA
as Conservator of the prop-
erty of said Respondent has
or have been presented to the
Court for allowance.

**You have the right to
object to the account(s).**
If you wish to do so, you
or your attorney must file
a written appearance and
objection at this court on or
before 10:00 A.M. on the
return date of **07/30/2024**.
This day is NOT a hearing
date, but a deadline date by
which you have to object to
the account(s). If you fail to
file the written appearance
and objection by the return
date, action may be taken
in this matter without further
notice to you, including the
allowance of the account(s).

Additionally, within thir-
ty days after said return day
(or within such other time as
the Court upon motion may
order), you must file a writ-
ten affidavit of objections
stating the specific facts and
grounds upon which each
objection is based and a copy
shall be served upon the
Conservator pursuant to Rule
3 of the Supplemental Rules
of the Probate & Family
Court.

You have the right to send
to the Conservator, by regis-
tered or certified mail, a writ-
ten request to receive a copy
of the Petition and account(s)
at no cost to you.

IMPORTANT NOTICE

The outcome of this
proceeding may limit or
completely take away the
above-named person's right
to make decisions about
personal affairs or financial
affairs or both. The above-
named person has the right
to ask for a lawyer. Anyone
may make this request on
behalf of the above-named
person. If the above-named
person cannot afford a law-
yer, one may be appointed
at State expense.

Witness, Hon. **Barbara
M. Hyland**, First Justice of
this Court.

Date: June 18, 2024

Rosemary A. Saccomani
Register of Probate
06/28/2024

COMMONWEALTH OF
MASSACHUSETTS
Hampden, ss.
Superior Department
Civil Action No.:2479CV107
COMPLAINT
Mikhail Okhrimenko
Plaintiff

vs.

Rose Mortgage, Inc.
Defendant

ORDER OF NOTICE

This matter came before
the court upon the Plaintiff's
motion for an order of notice,
it is:

Ordered, and adjudged
that an order of notice issue
to the Defendant and to any
others claiming an interest
in a mortgage given by
Arthur Benoit and Edna C.
Barton to Rose Mortgage,
Inc. on or about September
23, 2005 which was record-
ed on or about November
2, 2005 and recorded in the
Hampden County Registry
of Deeds at Book 15464,
Page 89 encumbering the
land located at 6 Mount
Carmel Avenue, Chicopee,
Massachusetts 01013, by
publishing an attested copy
of this order once each week
for three consecutive weeks
in the Chicopee Register, a
newspaper published within
the City of Chicopee, at least
fourteen (14) days before
July 12 2024, and that all
named and unnamed defen-
dants do cause an appearance
to be entered and an answer
or other responsive pleading
be filed in the Office of the
Clerk of Superior Court, in
Springfield, Hampden County
on or before July 12, 2024.
If you, the above named
defendant, or any unnamed
defendant fails to do so, judg-
ment by default will be taken
against you for the relief
demanded in the Complaint.

Unless otherwise provid-
ed by Rule 13(a) your answer
must state as a counterclaim
any claim which you have
against the plaintiff, which
arises out of the matter, trans-
action or occurrence that is
the subject of the plaintiff's
claim or you will thereafter
be barred from making such
claim in any other action.

By the Court
Edward J. McDonough, Jr.
Entered: 6/7/24

Attorney for the Plaintiff
Brian Shea
430 Main Street,
Suite 3

Agawam, MA 01001
06/14, 06/21, 06/28/2024

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