

# PUBLIC NOTICES

**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 premises 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 particularly 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 delivery 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 premises conveyed to the grantor by deed dated November 2, 2010, recorded in the Hampden County 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 recorded herewith, which Unit Plan is a copy of a portion of the plans recorded with the Master Deed. A verified statement in the form provided for 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 benefit of all applicable provisions contained in the Master Deed (including the provisions 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 without 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 provided in paragraph 8 of the Master Deed, the Unit is intended to be used for residential 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 acquiring the Unit with the benefit of, and subject to the provisions of Chapter 183A of the General Laws of Massachusetts relating to condominiums, 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 cannot be revoked, to vote for, execute, acknowledge, deliver 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, easements 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 conveying a parcel of land within the Condominium to the City of Chicopee as war memorial.

Being the same premises conveyed by Quitclaim Deed from Doris I. Hebert and William V. Guiel, Jr. to Michael J. Axton dated January 26, 2022 and recorded 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 payable 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 payable 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, including 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 & Ancil, P.C.  
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Westford, MA 01886  
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gdesrochers@perkinslawpc.com

06/28, 07/05, 07/12/2024

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

Notice is hereby given by Interstate Towing, Inc. pursuant 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. pursuant 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: 4S4BSETC5H3334438  
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  
Probate and Family Court  
Hampden Probate and Family Court  
50 State Street  
Springfield, MA 01103  
(413)748-7758  
Docket No. HD24P1343EA**

**Estate of:  
Christine Nietupski  
Also known as:  
Christine A Nietupski  
Date of Death: 04/22/2024  
CITATION ON PETITION  
FOR FORMAL  
ADJUDICATION**

To all interested persons:  
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Nathan J Nietupski of Belchertown MA and Joshua J Nietupski of Chicopee, 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: **Nathan J Nietupski of Belchertown MA and Joshua J Nietupski of Chicopee, MA** be appointed as Personal Representative(s) of said estate to serve **Without 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 your attorney must file a written appearance and objection at this Court before: **10:00 a.m. on the return day of 07/22/2024.**

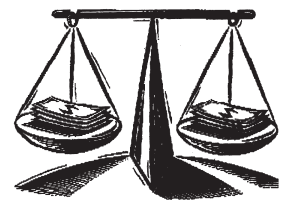
This is **NOT** a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken 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. **Barbara M Hyland**, First Justice of this Court.

Date: June 21, 2024  
**Rosemary A Saccomani**  
Register of Probate  
07/05/2024



**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.**

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**Chicopee Register**

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*Chicopee Register*  
**OBITUARY POLICY**

Turley Publications offers two types of obituaries.

One is a free, brief **Death Notice** listing the name of deceased, date of death and funeral date and place.

The other is a **Paid Obituary**, costing \$225, which allows families to publish extended death notice information of their own choice and may include a photograph. **Death Notices & Paid Obituaries** should be submitted through a funeral home to: [obits@turley.com](mailto:obits@turley.com).

*Exceptions will be made only when the family provides a death certificate and must be pre-paid.*