

Public Notices

**MORTGAGEE’S
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 716 Spring Valley, LLC a/k/a 716 Spring Valley LLC to Freedom Credit Union dated January 15, 2021 and recorded with the Hampden County Registry of Deeds in Book 23653, Page 189, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on the 30th day of October, 2025, on the mortgaged premises believed to be known as 49 North Street, Agawam, Hampden County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

“Beginning at an iron pin the in the southerly line of North Street, said iron pin being at the northeasterly corner of land now or formerly of one Polanczak and thence turning an angle of 78 degrees 3’ and running thence

EASTERLY by said North Street, fifty-three and 24/100 (53.24) feet to an angle point in said North Street; thence turning an external angle of 182degrees 6’ and continuing externally by said North street, forty-six and 76/100 (46.76) feet to a point at land now or formerly of one Di-Donato; thence turning an internal angle of 99 degrees 53’; and running

SOUTHERLY by last mentioned land, one hundred twenty-seven and 69/100 (127.69) feet to an iron pin; thence turning an angle of 90 degrees and running

WESTERLY ninety-nine and 91/100 (99.91) feet to an iron pin; thence turning an angle of 90 degrees and running

NORTHERLY one hundred forty-nine and 415/1000 (149.415) feet to the point of beginning.

Being the same premises conveyed to 716 Spring Valley, LLC by deed recorded herewith.”

The premises will be sold subject to any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the bidder’s sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

TERMS OF SALE: TWENTY-FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier’s check by the purchaser at the time and place of sale. The balance of the purchase price in connection with the sale shall be paid in cash, or by certified or bank cashier’s check within thirty (30) days of the date of the sale and the Deed transferred contemporaneously therewith. A buyer’s premium equal to five percent (5%) of the successful bid will be paid by the successful bidder and incorporated within the purchase price. The purchaser at the sale shall be required to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

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

Freedom Credit Union,
Present Holder of said Mortgage
By: /s/Jonathan C. Sapirstein
Jonathan C. Sapirstein

SAPIRSTEIN & SAPIRSTEIN,
P.C.
1500 Main Street, Suite 2504
P.O. Box 15408
Springfield, MA 01115-5408
(413) 827-7500
Its Attorneys
Date: September 2, 2025
09/18, 09/25, 10/02/2025

**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.
HD25P1923EA
Estate of:
Craig A Greenough
Also known as:
Craig Alan Greenough
Date of Death: 02/13/2024
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 **Laura Greenough of Westfield, 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: **Laura Greenough of Westfield, 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 10/15/2025. 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: September 17, 2025

Rosemary A Saccomani,
Register of Probate
09/25/2025

**MORTGAGEE’S
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jasnja Realty, LLC to Freedom Credit Union dated November 26, 2019 and recorded with the Hampden County Registry of Deeds in Book 22974, Page 573, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on the 29th day of October, 2025, on the mortgaged premises believed to be known as 438 Springfield Street, Feeding Hills section of Agawam, Hampden County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

“The land in Agawam, Hampden County, Massachusetts, being known and designated as Lots #1 (one), #2 (two), #3 (three), and part of Lot #4 (four) as shown on a plan of “City View Heights”, recorded in Hampden County Registry of Deeds, Book of Plans L, Page 45, said lots being more particularly bounded and described in one parcel as follows:

SOUTHERLY by Springfield Street, one hundred four and 60/100 (104.60) feet;
WESTERLY by Harding Street, about two hundred nine and 19/100 (209.19) feet;
NORTHERLY by land conveyed to Caesar A. Ferranti et ux by deed dated September 29, 1956 and recorded in said Registry of Deeds, Book 2500, Page 4, about one hundred fifteen (115) feet; and

EASTERLY by the easterly line of said Lots #1, #3 and #4 about two hundred eleven and 73/100 (211.73) feet.

The northerly line of said parcel is parallel to and two hundred (200) feet north of Springfield Street, measured at right angles thereto. See Book 2775, Page 470.

Being the same premises conveyed to the Mortgagor herein by deed of BRVS, LLC, dated November 27, 2019, and recorded in the Hampden County Registry of Deeds immediately prior hereto.”

The premises will be sold subject to any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the bidder’s sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

TERMS OF SALE: TWENTY-FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier’s check by the purchaser at the time and place of sale. The balance of the purchase price in connection with the sale shall be paid in cash, or by certified or bank cashier’s check within thirty (30) days of the date of the sale and the Deed transferred contemporaneously therewith. A buyer’s premium equal to five percent (5%) of the successful bid will be paid by the successful bidder and incorporated within the purchase price. The purchaser at the sale shall be required to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms, if any, will be announced at the sale

Freedom Credit Union,
Present Holder of said Mortgage
By: /s/Jonathan C. Sapirstein
Jonathan C. Sapirstein
SAPIRSTEIN & SAPIRSTEIN,
P.C.
1500 Main Street, Suite 2504
P.O. Box 15408
Springfield, MA 01115-5408
(413) 827-7500
Its Attorneys
Date: September 2, 2025
09/18, 09/25, 10/02/2025

**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.
HD25P1876EA
Estate of:
Robert Markowski
Date of Death: 07/14/2024
CITATION ON PETITION
FOR FORMAL
ADJUDICATION**
To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has

been filed by **Jordan Nardacci of Alpine, WY** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Jordan Nardacci of Alpine, WY** 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 10/08/2025. 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: September 10, 2025

Rosemary A Saccomani,
Register of Probate
09/25/2025

**MORTGAGEE’S
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Nilo-far Realty Trust to Freedom Credit Union dated November 26, 2019 and recorded with the Hampden County Registry of Deeds in Book 22974, Page 600, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on the 29th day of October, 2025, on the mortgaged premises believed to be known as 873 Springfield Street, Feeding Hills section of Agawam, Hampden County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

“Certain real estate situate in the part of Agawam, Hampden County, Massachusetts, known as Feeding Hills, being bounded and described as follows:

A parcel of land known and designated as Lots 44 (forty four), and 45 (forty five) and 46 (forty six) all as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans S, page 42, said lots being more particularly bounded and described in one parcel as follows:

NORTHERLY by Springfield Street, One Hundred Thirty Nine and 73/100 (139.73) feet;
EASTERLY by Highland Street, Two Hundred Fifty Seven and 13/100 (257.13) feet;
SOUTHERLY by Lot 47 (forty seven) as shown on said plan, One Hundred Five (105) feet; and

WESTERLY by Lot 43 (forty three) as shown on said plan, One Hundred Sixty Four and 88/100 (164.88) feet.

SUBJECT TO pole and wire rights in Highland Street, granted to Western Massachusetts Electric Company by instrument dated August 17, 1948 and recorded in Hampden County Registry of Deeds in Book 1954, Page 4.

Being the same premises conveyed to the Mortgagor herein by deed of Robert R Kozioil, dated January 14, 2015, and recorded in the Hampden County Registry of Deeds in Book 20566, Page 409.”

The premises will be sold subject to any and all restrictions, easements, improvements, cov-

enants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the bidder’s sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

TERMS OF SALE: TWENTY-FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier’s check by the purchaser at the time and place of sale. The balance of the purchase price in connection with the sale shall be paid in cash, or by certified or bank cashier’s check within thirty (30) days of the date of the sale and the Deed transferred contemporaneously therewith. A buyer’s premium equal to five percent (5%) of the successful bid will be paid by the successful bidder and incorporated within the purchase price. The purchaser at the sale shall be required to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

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

Freedom Credit Union,
Present Holder of said Mortgage
By: /s/Jonathan C. Sapirstein
Jonathan C. Sapirstein
SAPIRSTEIN & SAPIRSTEIN,
P.C.
1500 Main Street, Suite 2504
P.O. Box 15408
Springfield, MA 01115-5408
(413) 827-7500
Its Attorneys
Date: September 2, 2025
09/18, 09/25, 10/02/2025

**MORTGAGEE’S
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by PCR Agawam LLC to Freedom Credit Union dated September 29, 2023 and recorded with the Hampden County Registry of Deeds in Book 25173, Page 475, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on the 30th day of October, 2025, on the mortgaged premises believed to be known as 21 Dwight Street, Agawam, Hampden County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

“Land in Agawam, Hampden County, Massachusetts, being designated as Lots 31 (thirty-one), 32 (thirty-two), 33 (thirty-three) and land Westerly of said Lot 33 (thirty-three), all as shown on the plan recorded in the Hampden County Registry of Deeds in Book of Plans 2, Page 163, said real estate being bounded and described in one parcel as follows:

NORTHERLY by Dwight Street, as shown on said plan, two hundred twelve (212) feet, more or less;

EASTERLY by Lot 30 (thirty), as shown on said plan, one hundred twenty (120) feet;

SOUTHERLY by Lots 36 (thirty-six), 35 (thirty-five) and 34 (thirty-four), all as shown on said plan, and land of owner unknown by a straight line, three hundred seven and 50/100 (307.50) feet, more or less; and

WESTERLY by land now or formerly of Ida Bernatchey, by an irregular line, one hundred fif-

ty-seven (157) feet, more or less.

Being the same premises conveyed to the mortgagor herein by deed recorded herewith.”

The premises will be sold subject to any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the bidder’s sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

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

Freedom Credit Union,
Present Holder of said Mortgage
By: /s/Jonathan C. Sapirstein
Jonathan C. Sapirstein
SAPIRSTEIN & SAPIRSTEIN,
P.C.
1500 Main Street, Suite 2504
P.O. Box 15408
Springfield, MA 01115-5408
(413) 827-7500
Its Attorneys
Date: September 2, 2025
09/18, 09/25, 10/02/2025

**Town of Agawam
Legal Notice**

The Agawam **Planning Board** will hold a public hearing on **Thursday, October 2, 2025 at 6:00pm** and the Agawam **City Council** will hold its public hearing on **Monday, October 6, 2025 at 7:00pm** at the Agawam Senior Center, 954 Main Street, Agawam, MA. The purpose of these hearings will be to hear the petition of Mayor Johnson, Councilors Russo & Smus for a proposed zoning amendment for “An Ordinance to Amend Chapter 180-8 of the Code of the City of Agawam Entitled Supplementary Regulations by Adding Paragraph N Regarding Construction Hours.” The City Council’s public hearing will be livestreamed on the Town of Agawam’s website at www.agawam.ma.us and will also be televised on Cable Access Channel 15 or Channel 1074. Copies of the proposed zoning amendment can be obtained from the Planning Department between the hours of 8:30am and 4:30pm at the Agawam DPW, 1000 Suffield Street, Agawam, MA or by emailing the Office of the City Clerk for an electronic copy at vgioscia@agawam.ma.us.

By Order Of:
Violet Baldwin, Chairman
Agawam Planning Board

Rosemary Sandlin
City Council President
09/18, 09/25/2025

SEE MORE PUBLIC NOTICES
ON PAGE 10

