

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 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

Town of Agawam Notice of Public Hearing

The Agawam City Council Administrative Sub-Committee will conduct a Public Hearing on **MONDAY, October 6, 2025 at 6:30PM**, at the Agawam Senior Center Hall Seminar Hall, 954 Main Street, Agawam, MA, on an Eversource petition for permission to install a joint owned pole on or near 395 Main Street, Agawam, MA and could include installation of manholes, wires, cables and fixtures, including the necessary sustaining and protect fixtures along and across the property. This petition is available by contacting the City Council Office, 36 Main Street, Agawam, MA or by emailing bbard@agawam.ma.us.

Robert E. Rossi, Chair
Administrative Sub-Committee
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.
HD25C0293CA
In the matter of:
Kelsey Anne Granaudo
CITATION ON PETITION
TO CHANGE NAME**

A **Petition to Change Name of Adult** has been filed by **Kelsey Anne Granaudo of Feeding Hills, MA** requesting that the court enter a Decree changing their name to:

**Kelsey Anne Moody
IMPORTANT NOTICE**

Any person may appear for purposes of objecting to the petition by filing an appearance at: **Hampden Probate and Family Court before 10:00 a.m. on the return day of 10/21/2025.**

This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

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

Date: September 22, 2025
Rosemary A Saccomani
Register of Probate
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 Jasnia 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

MORTGAGEE’S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Nilo-ufar 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 Koziol, 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, 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
Hampden Probate and Family Court
50 State Street
Springfield, MA 01103
Docket No.
HD25P1845GD
In the matter of:
Aurea Noda
Of: Agawam, MA
RESPONDENT**

Alleged Incapacitated Person CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

To the named Respondent and all other interested persons, a petition has been filed by **Rosa Clark** of East Granby, CT

Fatima Noda-Lake of Chicago, IL

in the above captioned matter alleging that **Aurea Noda** is in need of a Guardian and requesting that

Rosa Clark of East Granby, CT

Fatima Noda-Lake of Chicago, IL

(or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 a.m. on the return date of **10/24/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

**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 lawyer, one may be appointed at State expense.**

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

Date: September 25, 2025
Rosemary A. Saccomani
Register of Probate
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 fifty-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,
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By: /s/Jonathan C. Sapirstein
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Its Attorneys

Date: September 2, 2025
09/18, 09/25, 10/02/2025

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NOTICE

ERRORS: Each advertiser is requested to check their advertisement the first time it appears. This paper will not be responsible for more than one corrected insertion, nor will be liable for any error in an advertisement to a greater extent than the cost of the space occupied by the item in the advertisement.