

**COMMONWEALTH OF MASSACHUSETTS
CITY OF SPRINGFIELD
OFFICE OF THE TAX TITLE CUSTODIAN**

**CUSTODIAN'S NOTICE OF SALE OF PROPERTY
ACQUIRED BY FORECLOSURE OF TAX TITLE**

To the former owners of record and to all others concerned:

Notice is hereby given that on June 2, 2016, commencing at 6:00 p.m. at Springfield City Hall, 36 Court Street, School Committee Chambers, 2nd Floor, Room 220, Springfield, Massachusetts, acting on behalf of the City of Springfield and in accordance with the provisions of Massachusetts General Laws Chapter 60, I shall offer for sale at public auction the hereinafter described properties acquired by said City by foreclosure of the tax title thereon:

LOCATION & DESCRIPTION OF PROPERTIES TO BE SOLD:

1. A parcel of land with any buildings or improvements thereon, containing about 6,670 sq. ft., situated at 427 Bay Street, and being described as Parcel No. 01085-0375 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3383, Page 54. For title, see also Book 20197, Page 54. *Development of this property will be limited to a two (2) family residence.*
2. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 14 Belmont Place and being described as Parcel No. 01240-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16769, Page 117. For title, see also Book 19014, Page 355.
3. A parcel of land with any buildings or improvements thereon, containing about 5,182 sq. ft., situated at 97 Bristol Street and being described as Parcel No. 01900-0068 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3650, Page 419. For title, see also Book 17716, Page 374.
4. A parcel of land with any buildings or improvements thereon, containing about 5,168 sq. ft., situated at 47 Jasper Street, and being described as Parcel No. 07065-0108 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4977, Page 244. For title, see also Book 20917, Page 82.

5. A parcel of land with any buildings or improvements thereon, containing about 2,372 sq. ft., situated at 29 Lebanon Street, and being described as Parcel No. 07627-0061 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8313, Page 551. For title, see also Book 21071, Page 100. *Development of this property will be limited to a single-family residence.*
6. A parcel of land with any buildings or improvements thereon, containing about 5,445 sq. ft., situated at 30 Massasoit Street, and being described as Parcel No. 08357-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6790, Page 251. For title, see also Book 19730 Page 464.
7. A parcel of land with any buildings or improvements thereon, containing about 7,227 sq. ft., situated at 88-90 Monmouth Street, and being described as Parcel No. 08750-0022 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17248, Page 145. For title, see also Book 21023 Page 449. *This property is located in a National Register District.*
8. A parcel of land with any buildings or improvements thereon, containing about 7,450 sq. ft., situated at 17-19 Norfolk Street, and being described as Parcel No. 09085-0096 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13058, Page 513. For title, see also Book 20619, Page 58. *Development of this property will be limited to a two (2) family residence.*
9. A parcel of land with any buildings or improvements thereon, containing about 9,378 sq. ft., situated at 294 St. James Avenue, and being described as Parcel No. 11170-0026 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 18251, Page 369. For title, see also Book 21032, Page 493. *This property is located in a Local Historic District.*
10. A parcel of land with any buildings or improvements thereon, containing about 7,670 sq. ft., situated at 26 Terrence Street and being described as Parcel No. 11465-0006 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17365, Page 173. For title, see also Book 18812, Page 162.
11. A parcel of land with any buildings or improvements thereon, containing about 25,003 sq. ft., situated at NS Brentwood Street, and being described as Parcel No. 01810-0011 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Registration Office in Certificate No. 31938, Document Number 159,660. For title, see also Certificate No. 31938, Document No. 194,458. *This parcel is located on an unpaved street. The successful bidder's obligations are*

contingent upon Department of Public Works approval of the successful bidder's development of plans.

12. A parcel of land with any buildings or improvements thereon, containing about 8,928 sq. ft., situated at WS Buckingham Street and being described as Parcel No. 02042-0022 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2457, Page 409. For title, see also Book 18838, Page 308. *This property is located in a Local Historic District.*
13. A parcel of land with any buildings or improvements thereon, containing about 5,378 sq. ft., situated at NS Chester Street, and being described as Parcel No. 02730-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10225, Page 242. For title, see also Book 16892, Page 519.
14. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at SS Dorchester Street and being described as Parcel No. 03990-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6886, Page 578. For title, see also Book 16627, Page 533. *This property is located in a National Register District.*
15. A parcel of land with any buildings or improvements thereon, containing about 5,350 sq. ft., situated at WS Dresden Street, and being described as Parcel No. 04090-0002 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17208, Page 206. For title, see also Book 20356, Page 273. *Development of this parcel will be limited to no more than a two-family residence. No automotive related uses (i.e. auto-body, used car sale, etc.) will be allowed.*
16. A parcel of land with any buildings or improvements thereon, containing about 5,856 sq. ft., situated at NS King Street, and being described as Parcel No. 07295-0046 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14557, Page 077. For title, see also Book 20773, Page 561.
17. A parcel of land with any buildings or improvements thereon, containing about 5,669 sq. ft., situated at ES Massasoit Street, and being described as Parcel No. 08357-0068 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7355, Page 281. For title, see also Book 16983, Page 361.
18. A parcel of land with any buildings or improvements thereon, containing about 5,163 sq. ft., situated at ES Nelson Avenue and being described as Parcel No. 08960-0015 in the Office of the Assessors, City of Springfield, and being further described in the

Hampden County Registry of Deeds at Book 9568, Page 34. For title, see also Book 17474, Page 354 and Book 19822, Page 146.

19. A parcel of land with any buildings or improvements thereon, containing about 5,578 sq. ft., situated at NS Orange Street and being described as Parcel No. 09340-0015 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 9282, Page 34. For title, see also Book 18523, Page 14.
20. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at NS Phoenix Street, and being described as Parcel No. 09690-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15313, Page 519. For title, see also Book 20782, Page 576.
21. A parcel of land with any buildings or improvements thereon, containing about 9,459 sq. ft., situated at ES Viola Street and being described as Parcel No. 11895-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3569, Page 512. For title, see also Book 18287, Page 440 and Book 20843, Page 447. *This property is located on an unpaved street. The successful bidder's obligations are contingent upon Department of Public Works approval of the successful bidder's development of plans.*
22. A parcel of land with any buildings or improvements thereon, containing about 5,718 sq. ft., situated at 29-31 Willard Avenue and being described as Parcel No. 12295-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17677, Page 369. For title, see also Book 19917, Page 523 and Book 20307, Page 309.
23. Two (2) parcels of land with any buildings or improvements thereon, together containing about 8,536 sq. ft., situated at SS Worcester Street (f/k/a 1349-1351 Worcester Street) and being described as Parcel No. 12525-0425 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11162, Page 172. For title, see also Book 18767, Page 539; and Rear Worcester Street, being described as Parcel No. 12525-0427 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10757, Page 209. For title, see also Book 18768, Page 278. *The successful bidder will be required to prepare and record a plan combining the parcels.*

Minimum deposit to qualify to bid will be Five Thousand Dollars (\$5,000.00), per property, payable in the form of a certified check, bank check or money order payable to the City of Springfield. If the City accepts your bid, said deposit shall be nonrefundable.

Any and all bids at such sale or any adjournment thereof may be rejected if, in my opinion, no bid is made which approximates the fair market value of the property.

All property will be sold subject to the Terms and Conditions of Sale, a copy of which is attached hereto.

**STEPHEN J. LONERGAN,
TAX TITLE CUSTODIAN
May 18, 2016**