

**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 23, 2015, 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 6,250 sq. ft., situated at 55 Blake Street and being described as Parcel No. 01532-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3241, Page 337. For title, see also Book 20543, Page 2.
2. A parcel of land with any buildings or improvements thereon, containing about 10,061 sq. ft., situated at 74 Monmouth Street and being described as Parcel No. 08750-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Registration Office as Document No. 35890, Certificate No. 12517. For title, see Document No. 196384, Certificate No. 12517 and Document No. 200954, Certificate No. 36116. *This property is located in a National Register District.*
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 4,759 sq. ft., situated at 99 Alden Street, and being described as Parcel No. 02000-0264 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4712, Page 374. For title, see also Book 20173, Page 198.

5. A parcel of land with any buildings or improvements thereon, containing about 6,671 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.
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 3,000 sq. ft., situated at 37-39 Chapel Street and being described as Parcel No. 02630-0011 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14536, Page 520. For title, see also Book 20344, Page 571.
8. A parcel of land with any buildings or improvements thereon, containing about 7,519 sq. ft., situated at 46 Wellesley Street, and being described as Parcel No. 12105-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3838, Page 8. For title, see also Book 18175, Page 43 and Book 19985, Page 578. *This property is located in a National Register District. Development of this property will be limited to a single-family residence.*
9. A parcel of land with any buildings or improvements thereon, containing about 5,426 sq. ft., situated at 65 Marlborough Street and being described as Parcel No. 08280-0033 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15594, Page 470. For title, see also Book 20217, Page 449.
10. A parcel of land with any buildings or improvements thereon, containing about 3,880 sq. ft., situated at 69 Pasadena Street and being described as Parcel No. 09535-0042 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 15992, Page 362. For title, see also Book 20348, Page 288. *Development of this property will be limited to a single-family residence.*
11. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 58-60 Stockman Street, and being described as Parcel No. 11200-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4936, Page 288. For title, see also Book 20348, Page 287.

12. A parcel of land with any buildings or improvements thereon, containing about 13,830 sq. ft., situated at 110 Westford Avenue, and being described as Parcel No. 12197-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5542, Page 268. For title, see also Book 17376, Page 527 and Book 20621, Page 562.
13. A parcel of land with any buildings or improvements thereon, containing about 7,369 sq. ft., situated at 152 Pendleton Street and being described as Parcel No. 09630-0029 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 2853, Page 373. For title, see also Book 19394, Page 275.
14. A parcel of land with any buildings or improvements thereon, containing about 2,681 sq. ft., situated at 775 Union Street and being described as Parcel No. 11750-0178 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 3459, Page 155. For title, see also Book 18742, Page 472 and Book 20676, Page 579. *Development of this property will be limited to a single-family residence.*
15. 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.
16. A parcel of land with any buildings or improvements thereon, containing about 13,611 sq. ft., situated at 100 Benton Street, and being described as Parcel No. 01292-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13740, Page 0432. For title, see also Book 20556, Page 253. *The successful bidder will be required to prepare and record a plan combining the parcel.*
17. A parcel of land with any buildings or improvements thereon, containing about 5,592 sq. ft., situated at 259 Eastern Avenue and being described as Parcel No. 04325-0123 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 10016, Page 534. For title, see also Book 20078, Page 90.
18. Two (2) parcels of land with any buildings or improvements thereon, together containing about 8,536 sq. ft., situated at 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 1349 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. Development of this property will be limited to a single-family residence.*

19. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES Colonial Avenue and being described as Parcel No. 03040-0021 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 11626, Page 142. For title, see also Book 17887, Page 327 and Book 20125, Page 348.
20. A parcel of land with any buildings or improvements thereon, containing about 7,535 sq. ft., situated at E/S Larchmont Street and being described as Parcel No. 07525-0022 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 3065, Page 323. For title, see also Book 17248, Page 466 and Book 18796, Page 590. *The successful bidder will be required to prepare and record a Plan combining the parcels. Sale is contingent upon the Conservation Commission's approval of the successful bidder's plans.*
21. A parcel of land with any buildings or improvements thereon, containing about 5,029 sq. ft., situated at NS Grand Street and being described as Parcel No. 05900-0004 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 7812, Page 137. For title, see also Book 17788, Page 171. *Development of this property will be limited to a single-family residence.*
22. 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.
23. A parcel of land with any buildings or improvements thereon, containing about 7,150 sq. ft., situated at WS Lancashire Road and being described as Parcel No. 07480-0007 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 3145, Page 57. For title, see also Book 17248, Page 25. *Development of this property will be limited to a single-family residence.*

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
June 23, 2015**