

**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 December 11, 2013, 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 7,741 sq. ft., situated at 36 Bonnyview Street, and being described as Parcel No. 01620-0006 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8228, Page 109. For title, see also Book 19804, Page 197.
2. A parcel of land with any buildings or improvements thereon, containing about 6,650 sq. ft., situated at 57 Davenport Street, and being described as Parcel No. 03660-0055 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1859, Page 279. For title, see also Book 18742, Page 473.
3. A parcel of land with any buildings or improvements thereon, containing about 9,120 sq. ft., situated at 41 Dartmouth Street, and being described as Parcel No. 03640-0032 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5511, Page 309. For title, see also Book 19113, Page 112. *This property is located in a Local Historic District.*
4. A parcel of land with any buildings or improvements thereon, containing about 2,993 sq. ft., situated at 3 Marlborough Street, and being described as Parcel No. 08280-0043 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8076, Page 398. For title, see also Book 19804, Page 199. *Development of this property will be limited to a single-family residence.*
5. A parcel of land with any buildings or improvements thereon, containing about 4,006 sq. ft., situated at 138 Yale Street, and being described as Parcel No. 12590-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden

County Registry of Deeds in Book 17758, Page 32. For title, see also Book 19851, Page 148. *This property is located in a National Register District. This property will be sold subject to a Preservation Restriction requiring exterior changes to be reviewed by the Springfield Historic Commission.*

6. A parcel of land with any buildings or improvements thereon, containing about 5,010 sq. ft., situated at 105 Yale Street, and being described as Parcel No. 12590-0038 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16170, Page 454. For title, see also Book 18473, Page 568. *This property is located in a National Register District. This property will be sold subject to a Preservation Restriction requiring exterior changes to be reviewed by the Springfield Historic Commission.*
7. A parcel of land with any buildings or improvements thereon, containing about 10,864 sq. ft., situated at 64 Roosevelt Terrace, and being described as Parcel No. 10366-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2587, Page 380. For title, see also Book 18188, Page 440.
8. A parcel of land with any buildings or improvements thereon, containing about 16,062 sq. ft., situated at 157 Bowles Park, and being described as Parcel No. 01690-0067 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1956, Page 381. For title, see also Book 19810, Page 49.
9. A parcel of land with any buildings or improvements thereon, containing about 6,300 sq. ft., situated at 219 Pheland Avenue, and being described as Parcel No. 09670-0072 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Registration Office as Document No. 107541, Certificate No. 26248. For title, see Document No. 196026, Certificate No. 26248.
10. A parcel of land with any buildings or improvements thereon, containing about 4,994 sq. ft., situated at 11-13 Marlborough Street, and being described as Parcel No. 08280-0041 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10474, Page 334. For title, see also Book 19705, Page 256.
11. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 174 Denver Street, and being described as Parcel No. 03825-0035 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16672, Page 208. For title, see also Book 19901, Page 588.
12. A parcel of land with any buildings or improvements thereon, containing about 6,706 sq. ft., situated at 88 Fisher Street, and being described as Parcel No. 05160-0016 in the

Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9125, Page 234. For title, see also Book 18985, Page 113.

13. A parcel of land with any buildings or improvements thereon, containing about 4,500 sq. ft., situated at 36-38 Chapel Street and being described as Parcel No. 02630-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5582, Page 600. For title, see also Book 18816, Page 85.
14. A parcel of land with any buildings or improvements thereon, containing about 4,999 sq. ft., situated at WS Dwight Street, and being described as Parcel No. 04222-0171 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4625, Page 196. For title, see also Book 18768, Page 280. *Buyer's obligation to purchase this property is contingent upon obtaining a variance to allow for the development of a single-family residence.*
15. A parcel of land with any buildings or improvements thereon, containing about 52,184 sq. ft., situated at 1130 Bay Street, and being described as Parcel No. 01085-0128 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Registration Office as Document No. 121495, Certificate No. 27887. For title, see Document No.184502, Certificate No. 27887.
16. A parcel of land with any buildings or improvements thereon, containing about 5,911 sq. ft., situated at 220-222 Eastern Avenue, and being described as Parcel No. 04325-0047 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3431, Page 471. For title, see also Book 19331, Page 221.
17. 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. *Buyer will be required to combine both lots. Development of this property will be limited to a single-family residence. Buyer's obligation to purchase this property is contingent upon obtaining a variance to allow for the development of a single-family residence.*
18. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 48 Appleton Street, and being described as Parcel No. 00530-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden

County Registry of Deeds in Book 10379, Page 384. For title, see also Book 19913, Page 349.

19. A parcel of land with any buildings or improvements thereon, containing about 6,469 sq. ft., situated at 15 Massachusetts Avenue and being described as Parcel No. 08350-0070 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7393, Page 50. For title, see also Book 19701, Page 387. *Development and use of this property will be limited to a two-family residence.*
20. A parcel of land with any buildings or improvements thereon, containing about 5,487 sq. ft., situated at 155 Florida Street and being described as Parcel No. 05220-0059 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15864, Page 22. For title, see also Book 19810, Page 48. *This property is located in a Local Historic District.*
21. 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.
22. 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. *This property is located in a National Register District.*
23. A parcel of land with any buildings or improvements thereon, containing about 4,095 sq. ft., situated at 60-62 Suffolk Street and being described as Parcel No. 11260-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17796, Page 473. For title, see also Book 19810, Page 50.
24. A parcel of land with any buildings or improvements thereon, containing about 6,872 sq. ft., situated at 16 Narragansett Street and being described as Parcel No. 08935-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12424, Page 193. For title, see also Book 19781, Page 308.
25. Two (2) parcels of land with any buildings or improvements thereon, together containing about 10,000 sq. ft., situated at 221 Chalmers Street and ES Chalmers Street and being described as Parcel No. 02590-0044 and Parcel No. 02590-0045, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden

County Registry of Deeds in Book 10270, Page 148 and Book 10270, Page 148, respectively. For title, see also Book 18744, Page 298 and Book 18743, Page 229. *The successful bidder will be required to prepare and record a Plan combining these parcels.*

26. A condominium unit situated at 116-120 Longhill Street, Unit 9B and being described as Parcel No. 07900-1420 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9541, Page 82. For title, see also Book 19923, Page 355. *This condominium unit will be sold subject to all outstanding condominium fees.*

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
November 27, 2013**