

Office of the Collector of Taxes  
 (413) 787-6115

Certificate No. 857  
 Issuance Date: 08/06/2008  
 09:47:50



**Municipal Lien Certificate**  
**City of Springfield**  
 Commonwealth of Massachusetts

Requested By  
**SAPIRSTEIN & SAPIRSTEIN**  
 1350 MAIN ST 12TH FLR  
 SPRINGFIELD, MA 01103

I hereby certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on **07/18/2008** are listed below

**PAYMENTS MADE ON ISSUANCE DATE MAY NOT BE REFLECTED HERE**

DESCRIPTION OF PROPERTY		
Location: <b>556 SUMNER AV</b>	Deed Date: <b>01/25/2006</b>	
Parcel ID: <b>112800105</b>	Book/Page: <b>15656/0257</b>	Impr Value:
Owner: <b>556 SUMNER AVE LLC</b>	Land Area: <b>10,500 SF</b>	Land Use:
<b>C/O MARK BRUNELLE</b>	Land Value: <b>105,000</b>	Exemptions:
<b>112 FAIRVIEW AVE</b>	Build Value: <b>511,400</b>	Taxable Value: <b>616,400</b>
<b>WEST ORANGE NJ 07052</b>		

REAL ESTATE BILLS		
<b>YEAR 2009 CHARGES</b>	<b>YEAR 2008 CHARGES</b>	<b>YEAR 2007 CHARGES</b>
COMMERCIAL REAL ESTATE TAX 10,121.60	COMMERCIAL REAL ESTATE TAX	COMMERCIAL REAL ESTATE TAX
REAL ESTATE TAX	REAL ESTATE TAX	REAL ESTATE TAX 9,059.25

TAX TITLE			TAX TITLE			TAX TITLE		
<b>TOTAL BILLED</b>	<b>10,121.60</b>		<b>TOTAL BILLED</b>	<b>0.00</b>		<b>TOTAL BILLED</b>	<b>9,059.25</b>	
<b>Issue Date</b>	<b>Billed</b>	<b>Balance</b>	<b>Issue Date</b>	<b>Billed</b>	<b>Balance</b>	<b>Issue Date</b>	<b>Billed</b>	<b>Balance</b>
1 07/01/2008	5,060.80	5,060.80	1	.00	.00	1 07/01/2006	2,314.18	.00
2 10/01/2008	5,060.80	.00	2	.00	.00	2 10/01/2006	2,314.18	.00
3 01/01/2009	.00	.00	3	.00	.00	3 01/01/2007	2,215.45	.00
4 04/01/2009	.00	.00	4	.00	.00	4 04/01/2007	2,215.44	.00
Charges/Fees		.00	Charges/Fees		.00	Charges/Fees		.00
Abatements/Exemptions		.00	Abatements/Exemptions		.00	Abatements/Exemptions		.00
Payments/Credits		.00	Payments/Credits		.00	Payments/Credits		9,059.25
Interest to 08/06/2008		9.71	Interest to 08/06/2008		.00	Interest to 08/06/2008		.00
<b>BALANCE DUE</b>	<b>5,070.51</b>		<b>BALANCE DUE</b>	<b>0.00</b>		<b>BALANCE DUE</b>	<b>0.00</b>	

\*Please note: The quarterly amounts billed may reflect Charges/Fees and Abatements/Exemptions.

\*Please contact the Water/Sewer Commission at 787-6060 for current water and sewer charges.

\*Please contact the Department of Public Works at 787-6260 for current refuse collection charges.

\*\*Tax Title amounts exist for this parcel - contact Collectors immediately at 787-6115.

Patrick S. Burns  
 Collector of Taxes  
 for City of Springfield

REVENUE SERVICES, LLC,  
AS SERVICER FOR THE CITY OF SPRINGFIELD  
615 WEST JOHNSON AVENUE, SUITE 202  
CHESHIRE, CT 06410  
TOLL FREE TELEPHONE NUMBER (866) 604-7216  
OFFICE HOURS; 8:30 AM TO 5:00 PM

August 27, 2008

JONATHAN SAPERSTEIN, ESQ 229239

FATTY

X

X XX 00000

Property Information

Parcel ID Number: 112800105

Commonly Known As: 556 SUMNER AVE

**PAYOFF QUOTE FOR TAX TITLE ACCOUNTS IN FORECLOSURE**

Summary of Amount Due as of 08-27-08:

Total Unpaid Real Estate Taxes, Interest, and Fees in Tax Title Per Enclosed Statement From City of Springfield	\$37,120.42
Attorney Fees and Costs Per Enclosed Statement From Law Firm (valid through 09-10-08. See explanation below).	632.52
Total Due as of 08-27-08:	<u>\$37,752.94</u>

See the enclosed statement from the City of Springfield for the detail of the amount due. Please note that interest accrues daily; therefore, the amount due increases every day. Accordingly, if you intend to pay in full after 08-27-08, additional interest will be due. The daily amount of additional interest is called a "per diem." As shown on the statement (see "15 $\frac{1}{2}$  Interest Accrued Per Diem At ..."), the per diem amount is \$14.64. Interest will continue to accrue until payment in full is received by the Office of the City Treasurer.

This account has reached a stage where it has been referred to an attorney for foreclosure. The City will not consider the account paid in full and issue a release until all of the legal fees and costs have been paid. Land Court fees provided by law are included within the fees detailed on the City's statement. In addition, a statement from the law firm representing the City in the foreclosure is enclosed. Please note that the amount payable per the statement from the law firm is only good through 09-10-08. If payment is received after that date there may be additional attorney's fees and costs due. Please be advised that the City will not stop the foreclosure until payment in full is received.

All payments by check or money order must be made payable to "City of Springfield Treasurer's Office" and mailed or hand delivered to:

Office of the Treasurer  
City Hall  
36 Court Street  
Springfield, MA 01103.

If you have any questions, please contact one of our account representatives at (866) 604-7216 (toll free), Monday through Friday, 8:30 am to 5:00 pm.

NOTICE: REVENUE SERVICES, LLC, AS SERVICER FOR THE CITY OF SPRINGFIELD, IS ATTEMPTING TO COLLECT DELINQUENT MUNICIPAL TAXES, ASSESSMENTS, FEES AND OTHER CHARGES AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

08/27/2008 11:54  
revserv

SPRINGFIELD, MA  
REAL ESTATE TAX STATEMENT

PG 1  
txtaxstm

PARCEL: 112800105

LOCATION: 556 SUMNER AV

CURRENT OWNER:

556 SUMNER AVE LLC  
C/O MARK BRUNELLE  
112 FAIRVIEW AVE  
WEST ORANGE NJ 07052

CURRENT STATUS:

SQ FT: 10,500  
LAND VALUATION: 105,000  
BUILDING VALUATION: 511,400  
EXEMPTIONS: 0  
TAXABLE VALUATION: 616,400

DEED DATE: 01/25/2006 BOOK/PAGE: 15656/0257

INTEREST DATE: 08/27/2008

YEAR	TYPE	CHARGE	BILLED	PRIN DUE	INT/COST	TOTAL DUE
2009	RE-R 1	COMTAX	5,060.80	5,060.80	50.47	5,111.27
2009	RE-R 2	COMTAX	5,060.80	5,060.80	.00	5,060.80
	BILL#	109	10,121.60	10,121.60	50.47	10,172.07
2008	LIEN 1	COMTAX	19,749.46	19,749.46	380.92	20,130.38
	1	REDMD	5.00	5.00	.10	5.10
	1	INTTKG	1,232.00	1,232.00	23.76	1,255.76
	BILL#	6	20,986.46	20,986.46	404.78	21,391.24
2007	LIEN 1	TTPRIN	9,601.73	9,601.73	1,961.33	11,563.06
	1	TTFEE	.00	.00	.00	.00
	BILL#	357306	9,601.73	9,601.73	1,961.33	11,563.06
2006	LIEN 1	TTPRIN	2,809.02	2,809.02	767.10	3,576.12
	1	TTFEE	75.00	75.00	.00	75.00
	1	LAND COURT	515.00	515.00	.00	515.00
	1st INST.	TOTAL	3,399.02	3,399.02	767.10	4,166.12
	BILL#	356602	3,399.02	3,399.02	767.10	4,166.12
	GRAND TOTALS		44,108.81	44,108.81	3,183.68	47,292.49

Treasurer's Office \$37,120.42 Per Diem \$14.64  
Collector's Office \$10,172.07 Per Diem \$1.94



**SIDDALL & SIDDALL, P.C.**  
ATTORNEYS AT LAW

SOVEREIGN BANK BUILDING  
1860 MAIN STREET, 10<sup>TH</sup> FLOOR  
SPRINGFIELD, MASSACHUSETTS 01103  
TELEPHONE: (413) 732-3600  
TELECOPIER: (413) 747-0414

Date: August 27, 2008  
To: Ms. Susan Kelly  
From: Lisa C. Siddall, Esquire  
Subject: City of Springfield v. 556 Sumner Ave., LLC  
556 Sumner Ave.  
Parcel #112800105

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Please be advised that the legal fees due in connection with the above-captioned matter are \$632.52.

This payoff quote is good through September 10, 2008.