

**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 March 25, 2014, commencing at 6:00 p.m. at The Good Life Center, 1600 East Columbus Avenue, 2<sup>nd</sup> Floor, 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 6,160 sq. ft., situated at 38 Dexter Street, and being described as Parcel No. 03900-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6245, Page 141. For title, see also Book 18571, Page 17. *Development of this property will be limited to a single-family residence.*
2. Two (2) parcels of land with any buildings or improvements thereon, together containing about 21,720 sq. ft., situated at 23 Benham Street and being described as Parcel No. 01260-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11098, Page 355. For title, see also Book 20112, Page 385 and ES Benham Street being described as Parcel No. 01260-0020 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4893, Page 383. For title, see also Book 19988, Page 287. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
3. A parcel of land with any buildings or improvements thereon, containing about 3,732 sq. ft., situated at 24 Elmwood Street, and being described as Parcel No. 04590-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6354, Page 24. For title, see also Book 19465, Page 306.
4. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 43 Crest Street, and being described as Parcel No. 03400-0014 in the Office of the Assessors, City of Springfield, and being further described

in the Hampden County Registry of Deeds in Book 3492, Page 344. For title, see also Book 19644, Page 122. *The successful bidder shall be required to demolish the existing building within sixty (60) days after the closing and re-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 6,060 sq. ft., situated at 80 Howes Street, and being described as Parcel No. 06806-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16565, Page 220. For title, see also Book 19737, Page 208.
6. A parcel of land with any buildings or improvements thereon, containing about 5,490 sq. ft., situated at 138 Hampshire Street, and being described as Parcel No. 06240-0028 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9784, Page 212. For title, see also Book 18445, Page 256.
7. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 42 Irvington Street and being described as Parcel No. 06975-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3118, Page 587. For title, see also Book 19122, Page 266.
8. A parcel of land with any buildings or improvements thereon, containing about 8,770 sq. ft., situated at 37 Laurel Street and being described as Parcel No. 07550-0046 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5402, Page 54. For title, see also Book 19581, Page 324.
9. A parcel of land with any buildings or improvements thereon, containing about 5,010 sq. ft., situated at 69 Mapledell Street and being described as Parcel No. 08220-0025 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17134, Page 38. For title, see also Book 19340, Page 432. *Development of this property will be limited to a single-family residence.*
10. A parcel of land with any buildings or improvements thereon, containing about 4,404 sq. ft., situated at 76 Rochelle Street and being described as Parcel No. 10310-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12587, Page 569. For title, see also Book 19325, Page 315. *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 5,004 sq. ft., situated at 399 Orange Street, and being described as Parcel No.

09340-0092 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17348, Page 397. For title, see also Book 19732, Page 224. *In the event the successful bidder wants to develop the property for use as a six-family apartment building, the successful bidder's obligation to purchase shall be contingent upon the grant of a Special Permit by the Springfield City Council.*

12. A parcel of land with any buildings or improvements thereon, containing about 5,349 sq. ft., situated at 84 Woodlawn Street, and being described as Parcel No. 12465-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15060, Page 5. For title, see also Book 20004, Page 288. *Development of this property will be limited to a single-family residence.*
13. 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.
14. A parcel of land with any buildings or improvements thereon, containing about 7,904 sq. ft., situated at 241 Main Street (Indian Orchard), and being described as Parcel No. 08132-0258 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12787, Page 373. For title, see also Book 17436, Page 419. *The successful bidder's development of this property may require a Special Permit. In the event a Special Permit is required, the successful bidder's obligation to purchase shall be contingent upon the grant of a Special Permit by the Springfield City Council.*
15. Two (2) parcels of land with any buildings or improvements thereon, together containing about 10,433 sq. ft., situated at SS Main Street (Indian Orchard) and being described as Parcel No. 08132-0262 in the Office of the Assessors, City of Springfield and SS Main Street being described as Parcel No. 08132-0263 in the Office of the Assessors, City of Springfield, both parcels being further described in the Hampden County Registry of Deeds in Book 12010, Page 17. For title, see also Book 19821, Page 308.
16. A parcel of land with any buildings or improvements thereon, containing about 2,680 sq. ft., situated at 55 Tyler Street, and being described as Parcel No. 11715-0130 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10873, Page 135. For title, see also Book 20057, Page 387. *Development of this property will be limited to a single-family residence.*

17. 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.*
18. A parcel of land with any buildings or improvements thereon, containing about 6,045 sq. ft., situated at NS Washburn Street, and being described as Parcel No. 12015-0021 in the office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3776, Page 407, being also known as Lot 20 as shown in the Hampden County Registry of Deeds, Book of Plans 294, Page 602. For title, see also Book 16563, Page 426 and Book 20125, Page 356. *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 WS Ambrose Street and being described as Parcel No. 00390-0029 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7185, Page 366. For title, see also Book 20145, Page 412.
20. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Ambrose Street and being described as Parcel No. 00390-0030 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7185, Page 366. For title, see also Book 20145, Page 412.
21. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Ambrose Street and being described as Parcel No. 00390-0031 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7185, Page 366. For title, see also Book 20145, Page 412.
22. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Ambrose Street and being described as Parcel No. 00390-0032 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7185, Page 366. For title, see also Book 20145, Page 412.
23. 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 at 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 Historic District. Development of this property will be limited to a single-family residence.*

24. A parcel of land with any buildings or improvements thereon, containing about 3,645 sq. ft., situated at 159 State Street and being described as Parcel No. 11110-0632 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11321, Page 95. For title, see also Book 20141, Page 24.

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  
March 11, 2014**