

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 17, 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 15,506 sq. ft., situated at 31 Varney Street and being described as Parcel No. 11823-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2431, Page 283. For title, see also Book 20184, Page 199.
2. A parcel of land with any buildings or improvements thereon, containing about 22,500 sq. ft., situated at 1112 Worcester Street, and being described as Parcel No. 12525-0337 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12927, Page 517. For title, see also Book 20166, Page 569.
3. A parcel of land with any buildings or improvements thereon, containing about 5,777 sq. ft., situated at 162 Tyler Street and being described as Parcel No. 11715-0037 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7270, Page 436. For title, see also Book 17038, Page 533. *This property will be sold subject to a restriction requiring the successful bidder to occupy the property as their primary residence for a period of not less than five (5) years.*
4. A parcel of land with any buildings or improvements thereon, containing about 16,066 sq. ft., situated at WS Fairhaven Drive and being described as Parcel No. 04852-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2530, Page 565. For title, see also Book 18694, Page 393. *This parcel is located on an unpaved street. The successful bidder may be required to extend the street, which will include installing utilities and*

*pavement. It is recommended that any interested parties contact the Springfield Department of Public Works Engineering Division for additional information.*

5. A parcel of land with any buildings or improvements thereon, containing about 5,009 sq. ft., situated at 37-39 Leslie Street, and being described as Parcel No. 07720-0024 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16159, Page 220. For title, see also Book 19205, Page 326.
6. A parcel of land with any buildings or improvements thereon, containing about 4,051 sq. ft., situated at 327-329 Bay Street and being described as Parcel No. 01085-0397 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14751, Page 471. For title, see also Book 18157, Page 174 and Book 19127, Page 241. *This property is located in a National Register District.*
7. A parcel of land with any buildings or improvements thereon, containing about 4,000 sq. ft., situated at 80 Bowles Street, and being described as Parcel No. 01692-0001 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16881, Page 94. For title, see also Book 20168, Page 171. *This property is located in a National Register District.*
8. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Bowles Street, and being described as Parcel No. 01692-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4231, Page 337. For title, see also Book 13177, Page 504 and Book 19822, Page 142. *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 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.
10. A parcel of land with any buildings or improvements thereon, containing about 4,500 sq. ft., situated at 791 Worthington Street and being described as Parcel No. 12535-0228 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13756, Page 146. For title, see also Book 20188, Page 47. *Development of this property will be limited to a two-family residence.*
11. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 23 Middle Street, and being described as Parcel No. 08615-0090 in

the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11233, Page 386. For title, see also Book 18828, Page 518.

12. A parcel of land with any buildings or improvements thereon, containing about 3,200 sq. ft., situated at 81 Leavitt Street, and being described as Parcel No. 07620-0034 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8855, Page 200. For title, see also Book 18831, Page 559.
13. A parcel of land with any buildings or improvements thereon, containing about 5,360 sq. ft., situated at SES Berkshire Avenue, and being described as Parcel No. 01340-0455 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15270, Page 482. For title, see also Book 20198, Page 297.
14. A parcel of land with any buildings or improvements thereon, containing about 28,578 sq. ft., situated at NS Fernald Street, and being described as Parcel No. 05065-0001 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7777, Page 352. For title, see also Book 16563, Page 423 and Book 20045, Page 114. *This parcel is located on an unpaved street. The successful bidder may be required to extend the street, which will include installing utilities and pavement. It is recommended that any interested parties contact the Springfield Department of Public Works Engineering Division for additional information.*
15. Two (2) parcels of land with any buildings or improvements thereon, together containing about 8,794 sq. ft., situated at WS Sylvester Street and being described as Parcel No. 11365-0003 and 11365-0004, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4727, Page 102. For title, see also Book 17279, Page 363, Book 19848, Page 282 and Book 19990, Page 56, respectively. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
16. A parcel of land with any buildings or improvements thereon, containing about 5,791 sq. ft., situated at WS Northampton Avenue, and being described as Parcel No. 09130-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5435, Page 531. For title, see also Book 18310, Page 556 and Book 20141, Page 26.
17. A parcel of land with any buildings or improvements thereon, containing about 5,659 sq. ft., situated at SS Wilbraham Road and being described as Parcel No. 12282-0884 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2183, Page 103. For title, see also Book

18610, Page 62. *The sloped topography of the parcel may affect the development potential.*

18. A parcel of land with any buildings or improvements thereon, containing about 4,580 sq. ft., situated at NS Putnam Street, and being described as Parcel No. 09987-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14836, Page 106. For title, see also Book 19406, Page 349.
19. Two (2) parcels of land with any buildings or improvements thereon, together containing about 18,500 sq. ft., situated at 1579 State Street and Rear 1579 State Street and being described as Parcel No. 11110-0340 and 01110-0341, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13255, Page 373. For title, see also Book 18933, Page 480 and Book 19122, Page 265, respectively. *The successful bidder will be required to prepare and record a Plan combining these parcels. This property will be sold subject to a restriction prohibiting the use of this property for any auto-related uses.*
20. 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. This property will be sold subject to a Preservation Restriction requiring exterior changes to be reviewed by the Springfield Historic Commission.*
21. Three (3) parcels of land with any buildings or improvements thereon, together containing about 182,690 sq. ft., situated at 234-262 Liberty Street, NS Liberty Street and NS Liberty Street, and being described as Parcel No. 07770-0075, Parcel No. 07770-0071 and Parcel No. 07770-0073, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15796, Page 310. For title, see also Book 19989, Page 424. *The successful bidder will be required to prepare and record a Plan combining these 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  
June 3, 2014**