

**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 October 2, 2014, 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 7,369 sq. ft., situated at 152 Pendleton Avenue 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 in Book 2853, Page 373. For title, see also Book 19394, Page 275.
2. A parcel of land with any buildings or improvements thereon, containing about 4,460 sq. ft., situated at 114 Rowland Street, and being described as Parcel No. 10420-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10186, Page 304. For title, see also Book 19990, Page 61.
3. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 98-100 Beaumont Street, and being described as Parcel No. 01145-0017 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11486, Page 15. For title, see also Book 18908, Page 329. *Development of this property will be limited to a two-family residence.*
4. Three (3) parcels of land with any buildings or improvements thereon, together containing about 11,100 sq. ft., situated at NS Hamlet Street, and being described as Parcel No. 06220-0014, Parcel No. 06220-0015 and Parcel No. 06220-0016, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12029, Page 503. For title, see also Book 19399, Page 144 and Book 17663, Page 174. *The successful*

bidder will be required to prepare and record a Plan combining these parcels. Development of this property will be limited to one (1) single family residence.

5. A parcel of land with any buildings or improvements thereon, containing about 8,640 sq. ft., situated at ES Westminster Street and being described as Parcel No. 12201-0059 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11237, Page 13. For title, see also Book 19146, Page 357. *This property is located in a National Register District. This property is located in a Local Historic District, and will be sold subject to a Preservation Restriction requiring construction plans to be reviewed by the Springfield Historic Commission.*
6. A parcel of land with any buildings or improvements thereon, containing about 3,600 sq. ft., situated at 14 Welcome Place, and being described as Parcel No. 12095-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3289, Page 114. For title, see also Book 19988, Page 335. *This property is located in a National Register District.*
7. A parcel of land with any buildings or improvements thereon, containing about 5,240 sq. ft., situated at 39-41 Terrence Street, and being described as Parcel No. 11465-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4849, Page 387. For title, see also Book 19115, Page 406.
8. A parcel of land with any buildings or improvements thereon, containing about 5,859 sq. ft., situated at 79 Keith Street and being described as Parcel No. 07200-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17082, Page 360. For title, see also Book 19730, Page 462. *Development of this property will be limited to a three-family residence.*
9. A parcel of land with any buildings or improvements thereon, containing about 5,969 sq. ft., situated at NS Merwin Street and being described as Parcel No. 08580-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16872, Page 10. For title, see also Book 19990, Page 58.
10. 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.
11. 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.*

12. 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.
13. 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.
14. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES Dearborn Street and being described as Parcel No. 03730-0023 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6558, Page 42. For title, see also Book 11904, Page 90 and Book 19940, Page 356.
15. A parcel of land with any buildings or improvements thereon, containing about 3,000 sq. ft., situated at 37 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.
16. Two (2) parcels of land with any buildings or improvements thereon, together containing about 9,853 sq. ft., situated at NWS Parker Street and 10 Parker Street and being described as Parcel No. 09510-0002 and 09510-0003, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11923, Page 69. For title, see also Book 18958, Page 347 and Book 18668, Page 486, respectively. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
17. A parcel of land with any buildings or improvements thereon, containing about 4,450 sq. ft., situated at 75 Rochelle Street and being described as Parcel No. 10310-0032 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3650, Page 302. For title, see also Book 19394, Page 69.
18. A parcel of land with any buildings or improvements thereon, containing about 6,529 sq. ft., situated at NS Clarendon Street, and being described as Parcel No. 02820-0055

in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1453, Page 461. For title, see also Book 16828, Page 558. *This property is located in a National Register District. This property is located in a Local Historic District, and will be sold subject to a Preservation Restriction requiring construction plans to be reviewed by the Springfield Historic Commission.*

19. A parcel of land with any buildings or improvements thereon, containing about 5,040 sq. ft., situated at 86 Wellington Street, and being described as Parcel No. 12110-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15983, Page 8. For title, see also Book 20141, Page 23.
20. A parcel of land with any buildings or improvements thereon, containing about 7,342 sq. ft., situated at 800 Grayson Drive, and being described as Parcel No. 05990-0080 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5327, Page 65. For title, see also Book 19465, Page 305.
21. A parcel of land with any buildings or improvements thereon, containing about 6,050 sq. ft., situated at 114 Andrew Street and being described as Parcel No. 00440-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14232, Page 254. For title, see also Book 19338, Page 304.
22. A parcel of land with any buildings or improvements thereon, containing about 6,800 sq. ft., situated at 347 Oakland Street, and being described as Parcel No. 09210-0099 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4936, Page 189. For title, see also Book 20348, Page 284.

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
September 15, 2014**