

**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 January 13, 2015, 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 5,000 sq. ft., situated at 58-60 Stockman Street, and being described as Parcel No. 11200-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4936, Page 288. For title, see also Book 20348, Page 287.
2. Three (3) parcels of land with any buildings or improvements thereon, together containing about 11,100 sq. ft., situated at SS 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.*
3. A parcel of land with any buildings or improvements thereon, containing about 4,372 sq. ft., situated at 91-93 Bowles Street and being described as Parcel No. 01692-0029 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10810, Page 105. For title, see also Book 20118, Page 539. *This property is located in the McKnight Local Historic District.*
4. 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.*

5. 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 District. Development of this property will be limited to a single-family residence.*
6. A parcel of land with any buildings or improvements thereon, containing about 3,615 sq. ft., situated at 44 Princeton Street and being described as Parcel No. 09935-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3644, Page 492. For title, see also Book 19737, Page 207. *This property is located in a National Register District.*
7. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at SS Dorchester Street and being described as Parcel No. 03990-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6886, Page 578. For title, see also Book 16627, Page 533. *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 21 Greenwich Street and being described as Parcel No. 06050-0023 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15489, Page 581. For title, see also Book 20195, Page 543.
9. A parcel of land with any buildings or improvements thereon, containing about 5,310 sq. ft., situated at 41 Olive Street, and being described as Parcel No. 09290-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10976, Page 452. For title, see also Book 19708 Page 384.
10. A parcel of land with any buildings or improvements thereon, containing about 3,000 sq. ft., situated at 37-39 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.
11. 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.*

12. A parcel of land with any buildings or improvements thereon, containing about 5,163 sq. ft., situated at ES Nelson Avenue and being described as Parcel No. 08960-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 9568, Page 34. For title, see also Book 17474, Page 354 and Book 19822, Page 146.
13. A parcel of land with any buildings or improvements thereon, containing about 7,904 sq. ft., situated at 241 Main Street, 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.*
14. A parcel of land with any buildings or improvements thereon, containing about 7,535 sq. ft., situated at E/S Larchmont Street and being described as Parcel No. 07525-0022 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 3065, Page 323. For title, see also Book 17248, Page 466 and Book 18796, Page 590. *The successful bidder will be required to prepare and record a Plan combining parcels.*
15. A parcel of land with any buildings or improvements thereon, containing about 5,928 sq. ft., situated at 166 West Alvord Street, and being described as Parcel No. 12155-0032 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8610, Page 174. For title, see also Book 19804, Page 265.
16. 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.*

17. A parcel of land with any buildings or improvements thereon, containing about 51,836 sq. ft., situated at ES Tiffany Street, and being described as Parcel No. 11555-0181 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 918, Page 566. For title, see also Book 18908, Page 370. *The sloped topography of the parcel may affect the development potential.*
18. A parcel of land with any buildings or improvements thereon, containing about 5,378 sq. ft., situated at NS Chester Street, f/k/a 62-64 Chester Street, and being described as Parcel No. 02730-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10225, Page 242. For title, see also Book 16892, Page 519.
19. A parcel of land with any buildings or improvements thereon, containing about 6,671 sq. ft., situated at 427 Bay Street, and being described as Parcel No. 01085-0375 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3383, Page 54. For title, see also Book 20197, Page 54.
20. A parcel of land with any buildings or improvements thereon, containing about 38,250 sq. ft., situated at NS Allen Street, and being described as Parcel No. 00280-0677 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15864, Page 440. For title, see also Book 19257, Page 185. *The successful bidder will be required to obtain approval from the Conservation Commission.*
21. A parcel of land with any buildings or improvements thereon, containing about 37,160 sq. ft., situated at NS Allen Street, and being described as Parcel No. 00280-0678 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15864, Page 440. For title, see also Book 19257, Page 184. *The successful bidder will be required to obtain approval from the Conservation Commission.*
22. A parcel of land with any buildings or improvements thereon, containing about 5,669 sq. ft., situated at ES Massasoit Street, and being described as Parcel No. 08357-0068 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7355, Page 281. For title, see also Book 16983, Page 361 and Book 20164, Page 193.

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
December 31, 2014**