

**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 23, 2018, 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, together containing about 8,400 sq. ft., situated at 70 Amore Road and being described as Parcel No. 00420-0008 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 9474, Page 191. For title, see also Book 21100, Page 438.
2. 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. *Development of this property will be limited to a single family residence.*
3. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 22-24 Decatur Street, and being described as Parcel No. 03740-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 18033, Page 571. For title, see also Book 21639, Page 31.
4. 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. *Development of this property will be limited to a two-family residence.*

5. A parcel of land with any buildings or improvements thereon, containing about 4,095 sq. ft., situated at 65 Maynard Street and being described as Parcel No. 08430-0066 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4063, Page 48. For title, see also Book 21801, Page 23.
6. A parcel of land with any buildings or improvements thereon, containing about 6,157 sq. ft., situated at 27 Rockland Street, and being described as Parcel No. 10320-0033 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4457, Page 383. For title, see also Book 22190, Page 266.
7. A parcel of land with any buildings or improvements thereon, containing about 8,250 sq. ft., situated at 123 Sylvan Street, and being described as Parcel No. 11360-0030 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11554, Page 208. For title, see also Book 22158, Page 250.
8. A parcel of land with any buildings or improvements thereon, containing about 3,854 sq. ft., situated at 524 Union Street, and being described as Parcel No. 11750-0121 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9802, Page 411. For title, see also Book 20348, Page 290. ***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 4,672 sq. ft., situated at NS Bay Street, and being described as Parcel No. 01085-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4308, Page 156. For title, see also Book 15038, Page 523 and Book 20856, Page 239; and a parcel of land with any buildings or improvements thereon, containing about 3,167 sq. ft., situated at NS Bay Street, formerly known as NS Rear Bay Street, being further described as Parcel No. 01085-0011 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3816, Page 382. For title, see also Book 13841, Page 177 and Book 20856, Page 239. ***This property is located in a National Register District. The successful bidder will be required to prepare and record a Plan combining these parcels and a consolidation deed in a form acceptable to the City. Development of this property will be limited to a single or two-family residence.***
10. 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.***

11. 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 Book 18838, Page 308. ***This property is located in a Local Historic District.***
12. A parcel of land with any buildings or improvements thereon, containing about 4,726 sq. ft., situated at ES College Street, and being described as Parcel No. 03020-0070 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3443, Page 435. For title, see also Book 18125, Page 583. ***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 5,000 sq. ft., situated at ES Colonial Street, 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.
14. A parcel of land with any buildings or improvements thereon, formerly containing about 5,856 sq. ft., situated at NS King Street, and being described as Parcel No. 07295-0046 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14557, Page 77. For title, see also Book 20773, Page 561.
15. A parcel of land with any buildings or improvements thereon, containing about 7,535 sq. ft., situated at ES 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, see also Book 18796, Page 590. ***The successful bidder will be required to prepare and record a Plan combining the parcels and a consolidation deed in a form acceptable to the City. Sale is contingent upon the Conservation Commission's approval of the successful bidder's plans.***
16. Two (2) parcels of land with any buildings or improvements thereon, together containing about 9,795 sq. ft., situated at NS Tracy Street and being described as Parcel No. 11600-0013 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 7131, Page 74. For title, see also Book 17111, Page 205; and NS Tracy Street, being described as Parcel No. 11600-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16881, Page 440. For title, see also Book 19715, Page 5. ***The successful bidder will be required to***

prepare and record a Plan combining these parcels and a consolidation deed in a form acceptable to the City.

17. 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 will require the grant of a Special Permit from the City Council to re-establish the pre-existing use of the property.***

18. 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 and a consolidation deed in a form acceptable to the City. This property will be sold subject to a restriction prohibiting the use of this property for any automotive-related uses.***

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
October 2, 2018**