

**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 27, 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 7,962 sq. ft., situated at 138 Bay Street and being described as Parcel No. 01085-0035 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 18267, Page 32. For title, see also Book 21639, Page 31. *This property is located in a Local Historic District.*
2. A parcel of land with any buildings or improvements thereon, containing about 6,242 sq. ft., situated at 74 Irvington Street, and being described as Parcel No. 06975-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4691, Page 151. For title, see also Book 21401, Page 524.
3. A parcel of land with any buildings or improvements thereon, containing about 8,452 sq. ft., situated at NS Montmorenci Street, and being described as Parcel No. 08805-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13860, Page 490. For title, see also Book 19333, Page 414 and Book 20613, Page 287. *Development of this property will be limited to a single family or two-family residence.*
4. Two (2) parcels of land with any buildings or improvements thereon, together containing about 10,780 sq. ft., situated at NS Worthington Street and being described as Parcel No. 12535-0111 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7061, Page 406. For title, see also Book 12383, Page 16; and Parcel No. 12535-0112 in the Office of the Assessors, City of Springfield, and being further described in the Hampden

County Registry of Deeds in Book 7061, Page 406. For title, see also Book 18615, Page 182. ***The successful bidder will be required to prepare and record a Plan combining these parcels. This property is zoned for business/commercial use. If property is used as residential, the ground floor must be for commercial use or a zone change will be required.***

5. A parcel of land with any buildings or improvements thereon, containing about 10,061 sq. ft., situated at 74 Monmouth Street, and being described as Parcel No. 08750-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Court Registry of Deeds in Document No. 35890, Certificate No. 12517. For title, see also Document No. 196,384, Certificate No. 12517. ***This property is located in a National Register District.***
6. A parcel of land with any buildings or improvements thereon, containing about 7,227 sq. ft., situated at 88-90 Monmouth Street, and being described as Parcel No. 08750-0022 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17248, Page 145. For title, see also Book 21023, Page 449. ***This property is located in a National Register District.***
7. A parcel of land with any buildings or improvements thereon, containing about 5,167 sq. ft., situated at ES Eastern Avenue, and being described as Parcel No. 04325-0122 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4750, Page 309. For title, see also Book 12678, Page 395. ***Development of this property will be limited to a single family or two-family residence.***
8. A parcel of land with any buildings or improvements thereon, containing about 5,592 sq. ft., situated at ES Eastern Avenue, and being described as Parcel No. 04325-0123 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10016, Page 534. For title, see also Book 20078, Page 90. ***Development of this property will be limited to a single family or two-family residence.***
9. A parcel of land with any buildings or improvements thereon, containing about 5,625 sq. ft., situated at 93-95 Lyons Street and being described as Parcel No. 08070-0033 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3375, Page 509. For title, see also Book 21850, Page 20.
10. 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 Book 19644, Page 122. ***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 5,718 sq. ft., situated at ES Willard Avenue, and being described as Parcel No. 12295-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17677, Page 369. For title, see also Book 19917, Page 523. ***Development of this property will be limited to a single-family or two-family residence.***
12. A parcel of land with any buildings or improvements thereon, containing about 6,354 sq. ft., situated at NS Washburn Street, and being described as Parcel No. 12015-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15866, Page 308. For title, see also Book 19338, Page 20. ***Development of this property will be limited to a single-family residence.***
13. A parcel of land with any buildings or improvements thereon, formerly containing about 6,045 square feet, now containing about 6,350 square feet, 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.***
14. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 8-10 Braddock Street, and being described as Parcel No. 01730-0002 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9474, Page 193. For title, see also Book 21557, Page 23.
15. A parcel of land with any buildings or improvements thereon, containing about 4,800 sq. ft., situated at 47-49 Horace Street, and being described as Parcel No. 06770-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11376, Page 91. For title, see also Book 21639, Page 31.
16. A parcel of land with any buildings or improvements thereon, containing about 11,522 sq. ft., situated at SS Worthington Street, and being described as Parcel No. 12535-0216 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 18391, Page 418. For title, see also Book 21630, Page 58. ***Development of this property will be limited to no more than a three-family residence. If the property is used for parking, it can only be used for accessory parking for a residential use.***
17. A parcel of land with any buildings or improvements thereon, containing about 8,475 sq. ft., situated at 71 Thompson Street, and being described as Parcel No. 11525-0068

in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 18300, Page 513. For title, see also Book 20663, Page 177. ***This property is located in a Local Historic District. 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 5,000 sq. ft., situated at WS College Street, and being described as Parcel No. 03020-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3376, Page 438. For title, see also Book 17148, Page 316. ***Development of this property will be limited to a single family or two-family residence.***
19. 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 is required to obtain a special permit to re-open a pre-existing, non-conforming use.***
20. A parcel of land with any buildings or improvements thereon, containing about 6,375 sq. ft., situated at SS Massasoit Place, and being described as Parcel No. 08355-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14900, Page 529. For title, see Book 21066, Page 430. ***Development of this property will be limited to a single family or two-family residence.***
21. A parcel of land with any buildings or improvements thereon, containing about 6,687 sq. ft., situated at 80-82 Knox Street, and being described as Parcel No. 07385-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4757, Page 386. For title, see also Book 21639, Page 31.
22. 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.

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 13, 2018**