

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 November 9, 2010, 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 7,363 sq. ft., situated at 209 Albemarle Street and being described as Parcel #00170-0029 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3177, Page 254. For title, see also Book 16490, Page 65. *Use of this property will be restricted to no more than a two-family residence.*
2. A parcel of land with any buildings or improvements thereon, containing about 11,293 sq. ft., situated at 222 Allen Street, and being described as Parcel #00280-0056 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 5057, Page 142. For title, see also Book 17612, Page 252.
3. 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 #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. *Use of this property will be restricted to no more than a two-family residence. This property is located in a National Register District.*
4. A parcel of land with any buildings or improvements thereon, containing about 10,800 sq. ft., situated at 751 Bradley Road, and being described as Parcel #01750-0192 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3135, Page 275. For title, see also Book 18415, Page 75.
5. A parcel of land with any buildings or improvements thereon, containing about 10,876 sq. ft., situated at 82 Cherry Street and being described as Parcel #02170-0019 in the Office

- of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4940, Page 61. For title, see also Book 13471, Page 241.
6. A parcel of land with any buildings or improvements thereon, containing about 6,150 sq. ft., situated at 32 Dresden Street, and being described as Parcel #04090-0006 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 6183, Page 243. For title, see also Book 18224, Page 173.
 7. A parcel of land with any buildings or improvements thereon, containing about 5,500 sq. ft., situated at 30 Edgewood Street, and being described as Parcel #04440-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 2901, Page 53. For title, see also Book 18477, Page 135.
 8. A parcel of land with any buildings or improvements thereon, containing about 13,422 sq. ft., situated at 366 Hancock Street and being described as Parcel #06250-0074 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 8840, Page 50. For title, see also Book 18157, Page 173.
 9. A parcel of land with any buildings or improvements thereon, containing about 7,316 sq. ft., situated at 39 Parkwood Street, and being described as Parcel #09530-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 15255, Page 459. For title, see also Book 18188, Page 441.
 10. A parcel of land with any buildings or improvements thereon, containing about 7,875 sq. ft., situated at 180 Pheland Avenue and being described as Parcel #09670-0041 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3243, Page 590. For title, see also Book 16660, Page 534.
 11. A parcel of land with any buildings or improvements thereon, containing about 9,146 sq. ft., situated at 154 Roy Street, and being described as Parcel #10425-0047 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 14500, Page 464. For title, see also Book 18410, Page 250.
 12. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 29 Trillium Street and being described as Parcel #11650-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 7226, Page 181. For title, see also Book 18380, Page 594.
 13. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 24 Van Horn Place and being described as Parcel #11815-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden

- County Registry of Deeds at Book 3326, Page 237. For title, see also Book 18225, Page 433.
14. A parcel of land with any buildings or improvements thereon, containing about 6,173 sq. ft., situated at 15 Viola Street and being described as Parcel #11895-0028 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 14259, Page 296. For title, see also Book 18312, Page 359.
 15. A parcel of land with any buildings or improvements thereon, containing about 6,201 sq. ft., situated at 34 Wilbraham Avenue and being described as Parcel #12280-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2210, Page 77. For title, see also Book 17136, Page 198.
 16. A parcel of land with any buildings or improvements thereon, containing about 5,214 sq. ft., situated at 26 Windemere Street, and being described as Parcel #12360-0006 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds at Book 1786, Page 495. For title, see also Book 18333, Page 538.
 17. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 43-45 Wisteria Street and being described as Parcel #12413-0040 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15811, Page 433. For title, see also Book 17893, Page 176.
 18. A parcel of land with any buildings or improvements thereon, containing about 2,500 sq. ft., situated at ES Ambrose Street, and being described as Parcel #00390-0093 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 2915, Page 283. For title, see also Book 16673, Page 554. *This property is not a buildable lot.*
 19. A parcel of land with any buildings or improvements thereon, containing about 3,698 sq. ft., situated at NS Bay Street, and being described as Parcel #01085-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3194, Page 499. For title, see also Book 16102, Page 316. *This property is not a buildable lot. This property is located in a National Register District.*
 20. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at NS Briggs Street and being described as Parcel #01860-0020 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book of Plans Z, Page 40. For title, see also Book 17464, Page 22. *This property is located on an unpaved street. The successful bidder may be required to extend the pavement in front of this property as part of any development plan.*

21. A parcel of land with any buildings or improvements thereon, containing about 4,987 sq. ft., situated at NS Briggs Street and being described as Parcel #01860-0023 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book of Plans Z, Page 40. For title, see also Book 18394, Page 336. *This property is located on an unpaved street. The successful bidder may be required to extend the pavement in front of this property as part of any development plan.*
22. A parcel of land with any buildings or improvements thereon, containing about 6,476 sq. ft., situated at WS Cambridge Street, and being described as Parcel #02270-0006 in the office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3960, Page 54. For title, see also Book 17627, Page 205.
23. Two (2) parcels of land with any buildings or improvements thereon, together containing about 6,095 sq. ft., situated at SES Carew Street and SS Carew Street and being described as Parcel #02360-0535 and Parcel #02360-0536, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 1631, Page 334 and Book 2689, Page 76, respectively. For title, see also Book 11904, Page 86. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
24. A parcel of land with any buildings or improvements thereon, containing about 2,224 sq. ft., situated at SS Carpenter Court and being described as Parcel #02410-0002 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4527, Page 231. For title, see also Book 17873, Page 559. *This property is not a buildable lot.*
25. 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 #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 Local Historic District.*
26. 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 #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 residence.*
27. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 33-35 Commonwealth Avenue and being described as Parcel #03095-0159 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 11630, Page 191. For title, see also Book 17968, Page 415. *Development of this property will be limited to a single-family residence.*

28. A parcel of land with any buildings or improvements thereon, containing about 14,400 sq. ft., situated at NS Emerald Road and being described as Parcel #04645-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3443, Page 8. For title, see also Book 18394, Page 337.
29. A parcel of land with any buildings or improvements thereon, containing about 5,014 sq. ft., situated at ES Gresham Street and being described as Parcel #06070-0071 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2705, Page 423. For title, see also Book 18394, Page 338.
30. Two (2) parcels of land with any buildings or improvements thereon, together containing about 7,993 sq. ft., situated at NES Hamburg Street and being described as Parcel #06200-0043 and Parcel #06200-0044, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 1695, Page 516 and Book 2705, Page 423. For title, see also Book 18374, Page 45 and Book 7251, Page 104. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
31. Three (3) parcels of land with any buildings or improvements thereon, together containing about 8,034 sq. ft., situated at ES Hayden Avenue and 65 Hayden Avenue and being described as Parcel #06460-0022, Parcel #06460-0023 and Parcel #06460-0024, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 6084, Page 508, Book 7515, Page 394 and Book 4150, Page 300, respectively. For title, see also Book 17305, Page 526, Book 11904, Page 91 and Book 17181, Page 83, respectively. *Note: The successful bidder shall be required to prepare and record a Plan which combines these three (3) lots into one (1) parcel. The successful bidder's obligation to purchase shall be contingent upon obtaining a variance to construct a home on these properties.*
32. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Lamont Street and being described as Parcel #07470-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1340, Page 74. For title, see also Book 17787, Page 476.
33. 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 #07480-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3145, Page 57. For title, see also Book 17248, Page 25.

34. A parcel of land with any buildings or improvements thereon, containing about 4,250 sq. ft., situated at WS Massasoit Street and being described as Parcel #08357-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 9332, Page 252. For title, see also Book 17393, Page 503. *Development of this property will be limited to a single-family residence.*
35. A parcel of land with any buildings or improvements thereon, containing about 4,250 sq. ft., situated at WS Massasoit Street and being described as Parcel #08357-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7547, Page 522. For title, see also Book 16848, Page 54. *Development of this property will be limited to a single-family residence.*
36. A parcel of land with any buildings or improvements thereon, containing about 3,563 sq. ft., situated at WS Massasoit Street and being described as Parcel #08357-0034 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 11032, Page 400. For title, see also Book 17388, Page 124. *This property is not a buildable lot.*
37. A parcel of land with any buildings or improvements thereon, containing about 4,659 sq. ft., situated at NS Noel Street, and being described as Parcel #09060-0001 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 6264, Page 436. For title, see also Book 16870, Page 445. *This property is not a buildable lot. Development plans will require Conservation Commission approval. Buyer's obligations to purchase this property are contingent upon obtaining Conservation Commission approval of the development plans.*
38. A parcel of land with any buildings or improvements thereon, containing about 6,000 sq. ft., situated at WS Norman Street and being described as Parcel #09090-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13647, Page 64. For title, see also Book 18262, Page 456.
39. A parcel of land with any buildings or improvements thereon, containing about 4,498 sq. ft., situated at NS Tracy Street and being described as Parcel #11600-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 7131, Page 74. For title, see also Book 17111, Page 205. *Development of this property shall be limited to a single-family residence.*
40. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at NS Tremont Street, and being described as Parcel #11630-0025 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3510, Page 476. For title, see also Book 18364, Page 114.

41. A parcel of land with any buildings or improvements thereon, containing about 9,459 sq. ft., situated at ES Viola Street and being described as Parcel #11895-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3569, Page 513. For title, see also Book 18287, Page 440. *This property is located on an unpaved street. The successful bidder may be required to extend the pavement in front of this property as part of any development plan.*
42. A parcel of land with any buildings or improvements thereon, containing about 5,746 sq. ft., situated at NS Wilbraham Road and being described as Parcel #12282-0057 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9088, Page 202. For title, see also Book 18287, Page 439.
43. A parcel of land with any buildings or improvements thereon, containing about 6,400 sq. ft., situated at SS Woodrow Street and being described as Parcel #12487-0039 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1494, Page 503. For title, see also Book 18224, Page 76. *Development plans will require Conservation Commission approval. Buyer's obligations to purchase this property are contingent upon obtaining Conservation Commission approval of the development plans.*
44. A parcel of land with any buildings or improvements thereon, containing about 5,800 sq. ft., situated at SS Woodrow Street and being described as Parcel #12487-0041 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1384, Page 185. For title, see also Book 17619, Page 215. *Development plans will require Conservation Commission approval. Buyer's obligations to purchase this property are contingent upon obtaining Conservation Commission approval of the development plans.*
45. A parcel of land with any buildings or improvements thereon, containing about 5,005 sq. ft., situated at 341-343 Wilbraham Road, and being described as Parcel #12282-0959 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 4657, Page 196. For title, see also Book 17969, Page 18. *This property is occupied.*
46. A parcel of land with any buildings or improvements thereon, containing about 5,827 sq. ft., situated at ES Federal Street and being described as Parcel #04997-0017 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 7639, Page 11. For title, see also Book 16102, Page 318. *Development of this property will be limited to residential uses and/or parking.*
47. A parcel of land with any buildings or improvements thereon, containing about 8,712 sq. ft., situated at ES Hancock Street, and being described as Parcel #06250-0208 in the Office of the Assessors, City of Springfield, and being further described in the Hampden

County Registry of Deeds at Book 8959, Page 350. For title, see also Book 16657, Page 130. *No automotive uses will be permitted at this property.*

Minimum deposit to qualify to bid will be \$5,000.00, payable in cash, money order or bank check. 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 20, 2010**