

**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 September 27, 2017, 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 4,967 sq. ft., situated at 68 Abbott Street and being described as Parcel No. 00020-0014 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 11460, Page 208. For title, see also Book 21305, Page 42.
2. 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.
3. A parcel of land with any buildings or improvements thereon, containing about 4,353 sq. ft., situated at 60 Byers Street, and being described as Parcel No. 02170-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12535, Page 197. For title, see also Book 18262, Page 457. ***This property is located in a National Register District. This property will be sold subject to historic preservation restriction and will be limited to a three-family residence. This property is eligible for grant and loan funding through the Springfield Historic Preservation Fund.***
4. 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.***

5. A parcel of land with any buildings or improvements thereon, containing about 9,088 sq. ft., situated at 41 Florida Street, and being described as Parcel No. 05220-0078 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4645, Page 308. For title, see also Book 21272, Page 220. ***This property is located in a National Register District.***
6. 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.***
7. A parcel of land with any buildings or improvements thereon, containing about 10,753 sq. ft., situated at 45 Keddy Street and being described as Parcel No. 07196-0071 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3591, Page 559. For title, see also Book 21707, Page 166.
8. A parcel of land with any buildings or improvements thereon, containing about 7,640 sq. ft., situated at 26-28 Terrence Street, and being described as Parcel No. 11465-0006 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17365, Page 173. For title, see also Book 18812, Page 162.
9. A parcel of land with any buildings or improvements thereon, containing about 8,640 sq. ft., situated at 95 Westminster Street, and being described as Parcel No. 12201-0058 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9474, Page 195. For title, see also Book 21405, Page 164. ***This property is located in a Local Historic District***
10. 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 Book 20856, Page 239; and a parcel of land with any buildings or improvements thereon, containing about 3,167 sq. ft., situated at 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 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. Development of this property will be limited to a single or two-family residence.

11. A parcel of land with any buildings or improvements thereon, containing about 22,255 sq. ft., situated at NS Bircham Street, f/k/a 52 Bircham Street, and being described as Parcel No. 01450-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3467, Page 588. For title, see also Book 18228, Page 183. ***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 5,378 sq. ft., situated at NS 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.
13. Three (3) parcels of land with any buildings or improvements thereon, collectively containing about 13,249 sq. ft., situated at NS Franklin Street, and being described as Parcel No. 05360-0067 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 18453, Page 82. For title, see Book 21472, Page 214; and NS Franklin Street, being further described as Parcel No. 05360-0068 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17500, Page 368. For title, see also Book 21144, Page 8; and NS Franklin Street, being further described as Parcel No. 05360-0069 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17308, Page 392. For title, see also Book 20917, Page 83. ***The successful bidder will be required to prepare and record a Plan combining these parcels. Development of this property will be limited to a two-family or three-family residence.***
14. A parcel of land with any buildings or improvements thereon, containing about 5,029 sq. ft., situated at NS Grand Street, and being described as Parcel No. 05900-0004 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7812 Page 137. For title, see also Book 17788, Page 171.
15. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES Murray Hill Avenue, and being described as Parcel No. 08890-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4599, Page 294. For title, see Book 13841, Page 180.
16. 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 in Book 9568, Page 34. For title, see also Book 19822, Page 146.

17. A parcel of land with any buildings or improvements thereon, containing about 5,121 sq. ft., situated at NS Prospect Street, and being described as Parcel No. 09950-0037 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 18171, Page 49. For title, see also Book 20782, Page 577.
18. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Revere Street, and being described as Parcel No. 10160-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15428, Page 272. For title, see also Book 20344, Page 570.
19. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES Liberty Street, f/k/a 803-807 Liberty Street, and being described as Parcel No. 07770-0500 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14267, Page 480. For title, see Book 18908, Page 328; and a parcel of land with any buildings or improvements thereon, containing about 1,919 sq. ft., situated at SS Stockman Street, being further described as Parcel No. 11200-0046 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14267, Page 480. For title, see Book 18979, Page 439. ***The successful bidder will be required to prepare and record a Plan combining these parcels.***

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 12, 2017**