

**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 February 3, 2026, 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 4,672 sq. ft., situated at NS Bay Street, f/k/a 42 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 15038, Page 523; and

A parcel of land with any buildings or improvements thereon, containing about 3,167 sq. ft., situated at NS Rear Bay Street, and being 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 Book 13841, Page 177.

This property is located in a National Register District. The successful bidder will be required to prepare and record an ANR Plan combining these parcels and a consolidation deed in a form acceptable to the City.

2. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Bowles Street, f/k/a 162 Bowles Street, and being described as Parcel No. 01692-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3484, Page 128. For title, see Book 22659, Page 474. ***This property is located in a National Register District.***
3. A parcel of land with any buildings or improvements thereon, containing about 8,928 sq. ft., situated at WS Buckingham Street, f/k/a 108 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.***

4. A parcel of land with any buildings or improvements thereon, containing about 4,178 sq. ft., situated at NS Cedar Street, f/k/a 80-82 Cedar Street, and being described as Parcel No. 02525-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8995, Page 89. For title, see Book 17459, Page 43; and

A parcel of land with any buildings or improvements thereon, containing about 4,020 sq. ft., situated at NS Cedar Street, f/k/a 84 Cedar Street, and being described as Parcel No. 02525-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3498, Page 508. For title, see Book 17901, Page 63.

The successful bidder will be required to prepare and record an ANR Plan combining these parcels and a consolidation deed in a form acceptable to the City.

5. 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 Book 16892, Page 519.
6. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at SS Chester Street, f/k/a 45-47 Chester Street, and being described as Parcel No. 02730-0026 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3057, Page 259. For title, see Book 20087, Page 596.
7. A parcel of land with any buildings or improvements thereon, containing about 6,529 sq. ft., situated at NS Clarendon Street, f/k/a 57 Clarendon Street, and being described as Parcel No. 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 Book 16828, Page 558. ***This property is located in a Local Historic District.***
8. A parcel of land with any buildings or improvements thereon, containing about 7,038 sq. ft., situated at WS Dorne Street, f/k/a 20 Dorne Street, and being described as Parcel No. 04000-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2233, Page 342. For title, see Book 22163, Page 510.
9. A parcel of land with any buildings or improvements thereon, containing about 6,216 sq. ft., situated at NS Huntington Street, and being described as Parcel No. 06875-0004 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14624, Page 440. For title, see Book

22454, Page 149. *Development of this property will be limited to no more than a two-family residence.*

10. A parcel of land with any buildings or improvements thereon, 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 Book 20773, Page 561.
11. A parcel of land with any buildings or improvements thereon, containing about 5,700 sq. ft., situated at NS McKnight Street, and being described as Parcel No. 08460-0007 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10300, Page 474. For title, see Book 16773, Page 138. *This property is located in a National Register District.*
12. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES Murray Hill Avenue, f/k/a 39 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.
13. A parcel of land with any buildings or improvements thereon, containing about 5,799 sq. ft., situated at NS Newland Street, f/k/a 120 Newland Street, and being described as Parcel No. 09010-0023 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6643, Page 579. For title, see Book 23111, Page 438.
14. 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 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 Book 17111, Page 205; and

A parcel of land with any buildings or improvements thereon, containing about 5,297 sq. ft., situated at NS Tracy Street, f/k/a 21-19 Tracy Street, and 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 Book 19715, Page 5.

The successful bidder will be required to prepare and record an ANR Plan combining these parcels and a consolidation deed in a form acceptable to the City.

15. A parcel of land with any buildings or improvements thereon, containing about 3,198 sq. ft., situated at SS Tyler Street, f/k/a 77 Tyler Street, and being described as Parcel No. 11715-0010 in the Office of the Assessors, City of Springfield, and being further

described in the Hampden County Registry of Deeds in Book 4240, Page 118. For title, see Book 18694, Page 392; and

A parcel of land with any buildings or improvements thereon, containing about 6,888 sq. ft., situated at SS Tyler Street, f/k/a 81-83 Tyler Street, and being described as Parcel No. 11715-0119 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2013, Page 155. For title, see Book 20045, Page 154.

The successful bidder will be required to prepare and record an ANR 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-family residence.

16. A parcel of land with any buildings or improvements thereon, containing about 5,419 sq. ft., situated at SS Union Street, f/k/a 671 Union Street, and being described as Parcel No. 11750-0203 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 1905, Page 263. For title, see Book 17420, Page 316.
17. A parcel of land with any buildings or improvements thereon, containing about 6,114 sq. ft., situated at NS Washburn Street, f/k/a 18-20 Washburn Street, and being described as Parcel No. 12015-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5987, Page 383. For title, see Book 16983, Page 356.
18. A parcel of land with any buildings or improvements thereon, containing about 6,045 sq. ft., situated at NS Washburn Street, f/k/a 102 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 of Plans 294, Page 602. For title, see Book 16563, Page 426.
19. A parcel of land with any buildings or improvements thereon, containing about 6,354 sq. ft., situated at NS Washburn Street, f/k/a 94 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 Book 19338, Page 20.
20. A parcel of land with any buildings or improvements thereon, containing about 5,748 sq. ft., situated at WS Yale Street, f/k/a 74 Yale Street, and being described as Parcel No. 12590-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7778, Page 107. For title, see Book 17624, Page 477. ***This property is located in a National Register District.***

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
January 20, 2026

Stac posted 1/12/26