

**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 24, 2023, commencing at 6:00 p.m. at Springfield City Hall, 36 Court Street, School Committee Chambers, 2<sup>nd</sup> 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 11482.00 sq. ft., situated at 46 Southern Road, and being described as Parcel No. 11002-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6004, Page 366. For title, see Book 22643, Page 53.
2. A parcel of land with any buildings or improvements thereon, containing about 4782.00 sq. ft., situated at 71 McKnight Street, and being described as Parcel No. 08460-0011 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5406, Page 181. For title, see Book 22930, Page 18. *This property is located in a National Register District.*
3. A parcel of land with any buildings or improvements thereon, containing about 7687.00 sq. ft., situated at 321 Tiffany Street, and being described as Parcel No. 11555-0220 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3355, Page 295. For title, see Book 22274, Page 1.
4. A parcel of land with any buildings or improvements thereon, containing about 5000.00 sq. ft., situated at 38 Lorimer Street, and being described as Parcel No. 07935-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 21089, Page 94. For title, see Book 22992, Page 200.
5. A parcel of land with any buildings or improvements thereon, containing about 6585.00 sq. ft., situated at 19 Northampton Avenue, and being described as Parcel No. 09130-0075 in the Office of the Assessors, City of Springfield, and being further described in

the Hampden County Registry of Deeds in Book 16430, Page 339. For title, see Book 22918, Page 210.

6. A parcel of land with any buildings or improvements thereon, containing about 3750 sq. ft., situated at 79 Villa Parkway, and being described as Parcel No. 11865-0026 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4257, Page 88. For title, see Book 23002, Page 534.
7. A parcel of land with any buildings or improvements thereon, containing about 4750.00 sq. ft., situated at 168 Centre Street, and being described as Parcel No. 02570-0004 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4274, Page 2. For title, see Book 22416, Page 154.
8. A parcel of land with any buildings or improvements thereon, containing about 5000.00 sq. ft., situated at 125 Catharine Street a/k/a 125 Catherine Street, and being described as Parcel No. 02512-0039 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 20316, Page 550. For title, see Book 24802, Page 65. ***This property is located in a National Register District.***
9. A parcel of land with any buildings or improvements thereon, containing about 5000.00 sq. ft., situated at 219 Morton Street, and being described as Parcel No. 08860-0085 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9882, Page 201. For title, see Book 24774, Page 76.
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 15038, Page 523 and see also Book 19484, Page 199 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 Book 13841, Page 177 and see also Book 19484, Page 199 and Book 20856, Page 239.

***These properties are 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.***

11. A parcel of land with any buildings or improvements thereon, containing about 6521 sq. ft., situated at ES Pine Street, and being described as Parcel No. 09715-0135 in the

Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7609, Page 192. For title, see Book 17017, Page 504. ***This property is located in the Maple Hills Local Historic District.***

12. A parcel of land with any buildings or improvements thereon, containing about 5378 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 Book 16892, Page 519.
13. A parcel of land with any buildings or improvements thereon, containing about 5000 sq. ft., situated at SS 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.
14. A parcel of land with any buildings or improvements thereon, containing about 6216 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.
15. A parcel of land with any buildings or improvements thereon, containing about 5700 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 and see also Book 18072, Page 1 and Book 18796, Page 592. ***This property is located in a National Register District.***
16. A parcel of land with any buildings or improvements thereon, containing about 5799 sq. ft., situated at NS 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. ***Development of this property will be limited to a single-family residence.***
17. A parcel of land with any buildings or improvements thereon, containing about 4498 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 5297 sq. ft., situated at NS Tracy Street f/k/a 21 19 Tracy Street and 19-21 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.***

18. A parcel of land with any buildings or improvements thereon, containing about 10978 sq. ft., situated at NS Worthington Street, and being described as Parcel No. 12535-0112 in the Office of the Assessors, City of Springfield, and further shown as “Parcel A” on a plan entitled “Plan of Property in Springfield, MA” prepared for Mike Kamyshia by Anderson Associates, Land Surveyor, dated July 26, 2019 and recorded in the Hampden County Registry of Deeds in Plan Book 387, Page 83. For title, see Book 12383, Page 16 and Book 18615, Page 182 and see also Book 22911, Page 258 and Book 24233, Page 183. ***Zoned for business/commercial use. If used as residential the ground floor must be a commercial use or a zone change would be required, unless a waiver is issued from the Office of Planning & Economic Development.***

Said parcel being formerly two (2) parcels of land 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; and being described as 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.

19. A parcel of land with any buildings or improvements thereon, containing about 5748 sq. ft., situated at WS 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  
September 27, 2023**