

**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 December 15, 2015, commencing at 6:00 p.m. at The Good Life Center, 1600 East Columbus Avenue, 2nd Floor, 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 9,000 sq. ft., situated at 38 Greenleaf Street, and being described as Parcel No. 06040-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11895, Page 210. For title, see also Book 20782, Page 210. *This property is located in a Local Historic District. This property is currently infested with fleas. Accordingly, there will be no Open House conducted at the property prior to the auction.*
2. A parcel of land with any buildings or improvements thereon, containing about 8,470 sq. ft., situated at NS Cleveland Street, and being described as Parcel No. 02865-0011 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15508, Page 274. For title, see also Book 20881, Page 252.
3. A parcel of land with any buildings or improvements thereon, containing about 4,000 sq. ft., situated at 80 Bowles Street, and being described as Parcel No. 01692-0001 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16881, Page 94. For title, see also Book 20168, Page 171. *This property is located in a National Register District.*
4. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Bowles Street and being described as Parcel No. 01692-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 4231, Page 337. For

title, see also Book 13177, Page 504 and Book 19822, Page 142. *This property is located in a National Register District.*

5. A parcel of land with any buildings or improvements thereon, containing about 5,310 sq. ft., situated at 41 Olive Street, and being described as Parcel No. 09290-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10976, Page 452. For title, see also Book 19708 Page 384. *Development of this property will be limited to a single-family residence.*
6. 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 Registration Office as Document No. 35890, Certificate No. 12517. For title, see Document No. 196384, Certificate No. 12517 and Document No. 200954, Certificate No. 36116. *This property is located in a National Register District.*
7. Two (2) parcels of land with any buildings or improvements thereon, together containing about 8,536 sq. ft., situated at SS Worcester Street (f/k/a 1349-1351 Worcester Street) and being described as Parcel No. 12525-0425 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11162, Page 172. For title, see also Book 18767, Page 539, and Rear Worcester Street, being described as Parcel No. 12525-0427 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 10757, Page 209. For title, see also Book 18768, Page 278. *The successful bidder will be required to prepare and record a plan combining the parcels.*
8. A parcel of land with any buildings or improvements thereon, containing about 55,600 sq. ft., situated at NS South Marchioness Street and being described as Parcel No. 11014-0001 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2079, Page 544. For title, see also Book 18986, Page 486. *This property is located on an unpaved street. The successful bidder may be required to obtain approval from the Conservation Commission prior to development.*
9. A parcel of land with any buildings or improvements thereon, containing about 7,670 sq. ft., situated at 26 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.
10. 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.*

11. 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 at Book 9568, Page 34. For title, see also Book 17474, Page 354 and Book 19822, Page 146.
12. A parcel of land with any buildings or improvements thereon, containing about 13,611 sq. ft., situated at 100 Benton Street, and being described as Parcel No. 01292-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13740, Page 432. For title, see also Book 20556, Page 253. *The successful bidder will be required to prepare and record a plan combining the parcel.*
13. A parcel of land with any buildings or improvements thereon, containing about 8,928 sq. ft., situated at WS 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 also Book 18838, Page 308. *This property is located in a Local Historic District. This property will be sold subject to a Preservation Restriction requiring exterior changes to be reviewed by the Springfield Historic Commission.*
14. A parcel of land with any buildings or improvements thereon, containing about 6,469 sq. ft., situated at 15 Massachusetts Avenue and being described as Parcel No. 08350-0070 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7393, Page 50. For title, see also Book 19701, Page 387 and Book 20731, Page 154. *Development and use of this property will be limited to a two-family residence.*
15. 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 No. 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 512. For title, see also Book 18287, Page 440 and Book 20843, Page 447. *This property is located on an unpaved street.*
16. A parcel of land with any buildings or improvements thereon, containing about 38,250 sq. ft., situated at NS Allen Street, and being described as Parcel No. 00280-0677 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15864, Page 440.

For title, see also Book 19257, Page 185. *The successful bidder will be required to obtain approval from the Conservation Commission.*

17. A parcel of land with any buildings or improvements thereon, containing about 7,500 sq. ft., situated at NS Allen Street, and being described as Parcel No. 00280-0711 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3272, Page 115. For title, see also Book 16281, Page 228. *The successful bidder will be required to obtain approval from the Conservation Commission.*
18. A parcel of land with any buildings or improvements thereon, containing about 2,681 sq. ft., situated at 775 Union Street and being described as Parcel No. 11750-0178 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 3459, Page 155. For title, see also Book 18742, Page 472 and Book 20676, Page 579. *Development of this property will be limited to a single-family residence.*
19. 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 subject to the removal of black mold present throughout the property.*
20. 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 No. 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 and Book 20856, Page 242. *Development of this property will be limited to a single-family residence.*
21. Two (2) parcels of land with any buildings or improvements thereon, together containing about 18,500 sq. ft., situated at 1579 State Street and Rear 1579 State Street and being described as Parcel No. 11110-0340 and 01110-0341, respectively in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13255, Page 373. For title, see also Book 18933, Page 480 and Book 19122, Page 265, respectively. *The successful bidder will be required to prepare and record a Plan combining these parcels. This property will be sold subject to a restriction prohibiting the use of this property for any automotive-related uses.*

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
November 25, 2015**