

**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 25, 2016, 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. Two (2) parcels of land with any buildings or improvements thereon, together containing about 40,294 sq. ft., situated at 115 Allen Street and being described as Parcel No. 00280-1382 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 15206, Page 320. For title, see also Book 21165, Page 245; and NS Allen Street, being described as Parcel No. 00280-1387 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5189, Page 383. For title, see also Book 16627, Page 259. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
2. A parcel of land with any buildings or improvements thereon, containing about 5,500 sq. ft., situated at 36 Andrew Street, and being described as Parcel No. 00440-0006 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4871, Page 213. For title, see also Book 21098, Page 216.
3. 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.*

4. A parcel of land with any buildings or improvements thereon, containing about 3,798 sq. ft., situated at 151 Colton Street, and being described as Parcel No. 03070-0032 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3839, Page 192. For title, see also Book 18265, Page 599. ***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 5,000 sq. ft., situated at 44-46 Dawes Street, and being described as Parcel No. 03690-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17701, Page 558. For title, see also Book 21146, Page 206.
6. A parcel of land with any buildings or improvements thereon, containing about 6,706 sq. ft., situated at 88 Fisher Street, and being described as Parcel No. 05160-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9125, Page 234. For title, see also Book 21202, Page 596.
7. A parcel of land with any buildings or improvements thereon, containing about 15,000 sq. ft., situated at 104 Fox Hill Road, and being described as Parcel No. 05334-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2488, Page 432. For title, see also Book 21144, Page 7.
8. A parcel of land with any buildings or improvements thereon, containing about 5,450 sq. ft., situated at 98 Grover Street and being described as Parcel No. 06130-0020 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11302, Page 15. For title, see also Book 21146, Page 205.
9. A parcel of land with any buildings or improvements thereon, containing about 4,989 sq. ft., situated at 134 Massasoit Street, and being described as Parcel No. 08357-0028 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5472, Page 411. For title, see also Book 21117, Page 274.
10. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 26 Mapledell Street, and being described as Parcel No. 08220-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16946, Page 51. For title, see also Book 21273, Page 201.

11. 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 Court Registry of Deeds in Document No. 35890, Certificate No. 12517. For title, see also Document No. 196,384, Certificate No. 12517. ***This property is located in a National Register District.***
12. A parcel of land with any buildings or improvements thereon, containing about 7,227 sq. ft., situated at 88-90 Monmouth Street, and being described as Parcel No. 08750-0022 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17248, Page 145. For title, see also Book 21023, Page 449. ***This property is located in a National Register District.***
13. A parcel of land with any buildings or improvements thereon, containing about 5,300 sq. ft., situated at 27-29 Rapalus Avenue, and being described as Parcel No. 10085-0024 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6671, Page 567. For title, see also Book 21181, Page 246.
14. A parcel of land with any buildings or improvements thereon, containing about 3,763 sq. ft., situated at 42 Richelieu Street, and being described as Parcel No. 10172-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8216, Page 80. For title, see also Book 21071, Page 97. ***Development of this property will be limited to a two-family residence.***
15. 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.
16. A parcel of land with any buildings or improvements thereon, containing about 5,240 sq. ft., situated at 39-41 Terrence Street, and being described as Parcel No. 11465-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4849, Page 387. For title, see also Book 21202, Page 595.
17. 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.***

18. 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 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 13841, Page 177 and 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.***
19. A parcel of land with any buildings or improvements thereon, containing about 13,611 sq. ft., situated at 100-102 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 an ANR Plan.***
20. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS Montrose Street, and being described as Parcel No. 08815-0011 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16294, Page 518. For title, see also Book 20348, Page 289.
21. 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 also Book 13841, Page 180.
22. A parcel of land with any buildings or improvements thereon, containing about 5,004 sq. ft., situated at SS Orange Street (f/k/a 399 Orange Street), and being described as Parcel No. 09340-0092 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17348, Page 397. For title, see also Book 19732, Page 224.
23. A parcel of land with any buildings or improvements thereon, containing about 4,912 sq. ft., situated at NS Quincy Street, and being described as Parcel No. 10015-0041 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9554, Page 141. For title, see also Book 20988, Page 98. ***Development of this property will be limited to a single-family residence.***

24. A parcel of land with any buildings or improvements thereon, containing about 4,912 sq. ft., situated at 200 Quincy Street, and being described as Parcel No. 10015-0042 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 8919, Page 68. For title, see also Book 20988, Page 98. ***Development of this property will be limited to a single-family residence.***
  
25. Two (2) parcels of land with any buildings or improvements thereon, together containing about 8,794 sq. ft., situated at WS Sylvester Street and being described as Parcel No. 11365-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4727, Page 102. For title, see also Book 17279, Page 363 and Book 19848, Page 282; and Parcel No. 11365-0004, in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4727, Page 102. For title see also Book 19990, Page 56. ***The successful bidder will be required to prepare and record a Plan combining these parcels. The sale of this property will be contingent upon Conservation Commission approval of the Buyer's development plan.***

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  
October 11, 2016**