

**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 June 8, 2010, 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 5,000 sq. ft., situated at 283 Commonwealth Avenue and being described as Parcel #03095-0115 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 2503, Page 336. For title, see also Book 17519, Page 40.
2. A parcel of land with any buildings or improvements thereon, containing about 7,162 sq. ft., situated at 43-45 Eagle Street, Lot 12, and being described as Parcel #04240-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 2398, Page 54. For title, see also Book 16057, Page 415. *This property is zoned for a two-family residence only.*
3. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 152 Maynard Street and being described as Parcel #08430-0031 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 14096, Page 85. For title, see also Book 18150, Page 328.
4. A parcel of land with any buildings or improvements thereon, containing about 5,369 sq. ft., situated at 159 Maynard Street and being described as Parcel #08430-0050 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 2476, Page 335. For title, see also Book 17795, Page 45.
5. Two (2) parcels of land with any buildings or improvements thereon, together containing about 5,563 sq. ft., situated at 523 Union Street and being described as Parcel #11750-0238 in the Office of the Assessors, City of Springfield, and being further described in the

Hampden County Registry of Deeds in Book 5086, Page 174. For title, see also Book 17699, Page 414 and Parcel #11750-0237 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds on Plan 519. For title, see also Book 16660, Page 531. *The successful bidder will be required to prepare and record a Plan combining these parcels.*

6. A parcel of land with any buildings or improvements thereon, containing about 7,519 sq. ft., situated at 46 Wellesley Street and being described as Parcel #12105-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3838, Page 8. For title, see also Book 18175, Page 43. *This property is located in a National Register Historic District.*
7. A parcel of land with any buildings or improvements thereon, containing about 4,394 sq. ft., situated at NS Barton Street and being described as Parcel #01040-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 13738, Page 311. For title, see also Book 17873, Page 555. *The successful bidder may need a variance to construct a home on this property.*
8. A parcel of land with any buildings or improvements thereon, containing about 3,698 sq. ft., situated at NS Bay Street and being described as Parcel #01085-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3194, Page 499. For title, see also Book 16102, Page 316. *This property is located in a National Register Historic District. Development of this parcel will be limited to a single-family residence.*
9. A parcel of land with any buildings or improvements thereon, containing about 4,285 sq. ft., situated at SS Bay Street, and being described as Parcel #01085-0402 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3134, Page 82. For title, see also Book 17741, Page 430. *This property is located in a National Register Historic District. Development of this parcel will be limited to a single-family residence.*
10. A parcel of land with any buildings or improvements thereon, containing about 5,182 sq. ft., situated at ES Bristol Street and being described as Parcel #01900-0079 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3821, Page 118. For title, see also Book 18044, Page 349.
11. A parcel of land with any buildings or improvements thereon, containing about 7,140 sq. ft., situated at WS Bruce Street, and being described as Parcel #01995-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 10692, Page 582. For title, see also Book 17487, Page 119. *The successful bidder may be required to extend the pavement in front of this parcel as part of any development plan.*

12. A parcel of land with any buildings or improvements thereon, containing about 6,250 sq. ft., situated at ES Cass Street and being described as Parcel #02480-0080 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4520, Page 317. For title, see also Book 17873, Page 561.
13. A parcel of land with any buildings or improvements thereon, containing about 10,876 sq. ft., situated at 82 Cherry Street and being described as Parcel #02710-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 4940, Page 61. For title, see also Book 13471, Page 241.
14. A parcel of land with any buildings or improvements thereon, containing about 4,726 sq. ft., situated at ES College Street, and being described as Parcel #03020-0070 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3443, Page 435. For title, see also Book 18125, Page 583. *Development of this parcel will be limited to a single-family residence.*
15. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES College Street, and being described as Parcel #03020-0075 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 4012, Page 181. For title, see also Book 18077, Page 351.
16. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at ES Colonial Avenue and being described as Parcel #03040-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 11626, Page 142. For title, see also Book 17887, Page 327.
17. A parcel of land with any buildings or improvements thereon, containing about 4,901 sq. ft., situated at ES Dawes Street and being described as Parcel #03690-0035 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 8278, Page 25. For title, see also Book 16578, Page 457. *Development of this parcel will be limited to a single-family residence.*
18. A parcel of land with any buildings or improvements thereon, containing about 4,775 sq. ft., situated at NS Gunn Square, and being described as Parcel #06150-0002 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3330, Page 321. For title, see also Book 17663, Page 168. *Development of this parcel will be limited to a single-family residence.*
19. A parcel of land with any buildings or improvements thereon, containing about 8,712 sq. ft., situated at ES Hancock Street, and being described as Parcel #06250-0208 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 8959, Page 350. For title, see also Book 16657, Page 130.

20. A parcel of land with any buildings or improvements thereon, containing about 7,500 sq. ft., situated at NS Jordan Street, and being described as Parcel #07140-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book of Plans 5, Page 22. For title, see also Book 17928, Page 356.
21. A parcel of land with any buildings or improvements thereon, containing about 3,699 sq. ft., situated at SS Lebanon Street, and being described as Parcel #07627-0063 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 7190, Page 56. For title, see also Book 18145, Page 127. *This parcel is not a buildable lot.*
22. A parcel of land with any buildings or improvements thereon, containing about 4,534 sq. ft., situated at WS Mapledell Street, and being described as Parcel #08220-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 6589, Page 113. For title, see also Book 16657, Page 105. *Development of this parcel will be limited to a single-family residence.*
23. A parcel of land with any buildings thereon, containing about 5,749 sq. ft., situated at WS Marion Street, and being described as Parcel #08270-0018 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds at Book 8819, Page 386. For title, see also Book 17848, Page 22.
24. A parcel of land with any buildings or improvements thereon, containing about 4,923 sq. ft., situated at WS Maynard Street, and being described as Parcel #08430-0017 in the office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2845, Page 596. For title, see also Book 17570, Page 418. *Development of this parcel will be limited to a single-family residence.*
25. A parcel of land with any buildings or improvements thereon, containing about 4,656 sq. ft., situated at ES Merrimac Avenue, and being described as Parcel #08570-0103 in the office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7201, Page 554. For title, see also Book 17107, Page 278.
26. A parcel of land with any buildings or improvements thereon, containing about 5,791 sq. ft., situated at WS Northampton Avenue and being described as Parcel #09130-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 5435, Page 531. For title, see also Book 16828, Page 559.
27. A parcel of land with any buildings or improvements thereon, containing about 5,231 sq. ft., situated at WS Northampton Avenue and being described as Parcel #09130-0020 in the Office of the Assessors, City of Springfield, and being further described in the

- Hampden County Registry of Deeds at Book 1018, Page 69. For title, see also Book 17887, Page 322.
28. A parcel of land with any buildings or improvements thereon, containing about 6,250 sq. ft., situated at NS Page Boulevard and being described as Parcel #09440-0268 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 12911, Page 155. For title, see also Book 17969, Page 23.
 29. Two (2) parcels of land with any buildings or improvements thereon, together containing about 12,421 sq. ft., situated at ES Pine Street and being described as Parcel #09715-0162 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6852, Page 588. For title, see also Book 16701, Page 63 and Parcel #09715-0163 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6460, Page 114. For title, see also Book 16660, Page 532. *The successful bidder will be required to prepare and record a Plan combining these parcels.*
 30. A parcel of land with any buildings or improvements thereon, containing about 6,871 sq. ft., situated at NS Prospect Street and being described as Parcel #09950-0063 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 9283, Page 40. For title, see also Book 16701, Page 61.
 31. A parcel of land with any buildings or improvements thereon, containing about 6,030 sq. ft., situated at NS South Branch Parkway and being described as Parcel #11010-0098 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 4305, Page 17. For title, see also Book 17158, Page 164.
 32. A parcel of land with any buildings or improvements thereon, containing about 13,937 sq. ft., situated at NS Walnut Street and being described as Parcel #11952-0173 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 3818, Page 534. For title, see also Book 18150, Page 329.
 33. A parcel of land with any buildings or improvements thereon, containing about 6,350 sq. ft., situated at NS Washburn Street and being described as Parcel #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 also Book 16563, Page 426. *Development of this property will be limited to a two-family residence.*
 34. Two (2) parcels of land with any buildings or improvements thereon, together containing about 20,455 sq. ft., situated at 225 Walnut Street and NS Walnut Street and being described as Parcel #11952-0167 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4914, Page

218. For title, see also Book 11284, Page 90 and Parcel #11952-0169 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2119, Page 114. For title, see also Book 18070, Page 353.
35. Two (2) parcels of land with any buildings or improvements thereon, together containing about 12,229 sq. ft., situated at 680 Worthington Street and NS Worthington Street and being described as Parcel #12535-0065 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9974, Page 82. For title, see also Book 17873, Page 560 and Parcel #12535-0064 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9974, Page 80. For title, see also Book 17660, Page 568. *A zone change will be required if both parcels will be used for commercial uses.*

Minimum deposit to qualify to bid will be \$5,000.00, payable in cash, money order or bank check. 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.

**STEPHEN J. LONERGAN,
TAX TITLE CUSTODIAN
May 24, 2010**