

**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 10, 2009, 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 7,437 sq. ft., situated at 43 Abbe Avenue and being described as Parcel #00010-0060 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17474, Page 396. For title, see also Book 8617, Page 29.
2. A parcel of land with any buildings or improvements thereon, containing about 4,250 sq. ft., situated at 186-188 College Street and being described as Parcel #03020-0032 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17425, Page 552. For title, see also Book 6052, Page 354.
3. A parcel of land with any buildings or improvements thereon, containing about 5,480 sq. ft., situated at 32 Demond Avenue and being described as Parcel #03810-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16870, Page 431. For title, see also Book 12940, Page 117.
4. A parcel of land with any buildings or improvements thereon, containing about 4,959 sq. ft., situated at 67-69 Dexter Street and being described as Parcel #03900-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Registration Office as Document 177025, Certificate No. 17006. For title, see Document No. 51396, Certificate No. 17006.
5. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 75 Hood Street and being described as Parcel #06760-0043 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17393, Page 505. For title, see also Book 4096, Page 326.

6. A parcel of land with any buildings or improvements thereon, containing about 5,048 sq. ft., situated at 173 Marion Street and being described as Parcel #08270-0030 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17519, Page 38. For title, see also Book 11035, Page 25.
7. A parcel of land with any buildings or improvements thereon, containing about 4,639 sq. ft., situated at 37 Merrimac Avenue and being described as Parcel #08570-0104 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16773, Page 134. For title, see also Book 7201, Page 554.
8. A parcel of land with any buildings or improvements thereon, containing about 4,492 sq. ft., situated at 44-46 Ralph Street and being described as Parcel #10030-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17327, Page 422. For title, see also Book 2195, Page 491.
9. A parcel of land with any buildings or improvements thereon, containing about 5,500 sq. ft., situated at 63 Trafton Road and being described as Parcel #11610-0087 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Land Registration Office as Document 177345, Certificate No. 14255. For title, see Document 41597, Certificate No. 14255.
10. A parcel of land with any buildings or improvements thereon, containing about 13,830 sq. ft., situated at 110 Westford Avenue and being described as Parcel #12197-0018 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17376, Page 527. For title, see also Book 5542, Page 268.
11. A parcel of land with any buildings or improvements thereon, containing about 7,430 sq. ft., situated at N/S Church Street, f/k/a 32-34 Church Street, and being described as Parcel #02775-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17349, Page 320. For title, see also Book 6190, Page 588.
12. A parcel of land with any buildings or improvements thereon, containing about 5,374 sq. ft., situated at S/S Clayton Street, (a/k/a Lot 7), and being described as Parcel #02840-0051 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17117, Page 78. For title, see also Book 10125, Page 177.

13. A parcel of land with any buildings or improvements thereon, containing about 4,614 sq. ft., situated at S/S Clayton Street, (a/k/a Lot PT5), and being described as Parcel #02840-0053 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17117, Page 79. For title, see also Book 10125, Page 177. *Note: The successful bidders' obligation to purchase this property will be contingent upon his/her ability to obtain a variance permitting the construction of a single family residence on the property.*
14. A parcel of land with any buildings or improvements thereon, containing about 5,300 sq. ft., situated at S/S Colchester Street, (a/k/a Lot 80), f/k/a 37 Colchester Street, and being described as Parcel #02970-0016 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17485, Page 292. For title, see also Book 10913, Page 419.
15. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at W/S Dearborn Street, (a/k/a Lot 65), f/k/a 22-24 Dearborn Street, and being described as Parcel #03730-0004 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17474, Page 352. For title, see also Book 9959, Page 577.
16. A parcel of land with any buildings or improvements thereon, containing about 6,160 sq. ft., situated at N/S Dexter Street, f/k/a 44 Dexter Street, and being described as Parcel #03900-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17474, Page 351. For title, see also Book 7025, Page 144.
17. A parcel of land with any buildings or improvements thereon, containing about 21,685 sq. ft., situated at E/S Harvey Street and being described as Parcel #06385-0052 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16644, Page 119. For title, see also Book 7066, Page 546.
18. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at N/S Lowell Street, f/k/a 46 Lowell Street, and being described as Parcel #07975-0010 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17393, Page 504. For title, see also Book 7923, Page 395.
19. A parcel of land with any buildings or improvements thereon, containing about 4,534 sq. ft., situated at W/S Mapledell Street, f/k/a Lot 57 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 16657, Page 105. For title, see also Book 6589, Page 113. *Note: The successful bidders' obligation to purchase this*

*property will be contingent upon his/her ability to obtain a variance permitting the construction of a single family residence on the property.*

20. A parcel of land with any buildings or improvements thereon, containing about 4,659 sq. ft., situated at N/S Noel Street and being described as Parcel #09060-0001 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16870, Page 445. For title, see also Book 6264, Page 436. *Note: The successful bidders' obligation to purchase this property will be contingent upon his/her ability to obtain a variance permitting the construction of a single family residence on the property.*
21. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at E/S Oakwood Terrace, f/k/a Lot 30 Oakwood Terrace, and being described as Parcel #09225-0026 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17505, Page 517. For title, see also Book of 808, Page 8.
22. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at E/S Oakwood Terrace, f/k/a Lot 25 Oakwood Terrace, and being described as Parcel #09225-0031 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 11695, Page 250. For title, see also Book 3375, Page 310.
23. A parcel of land with any buildings or improvements thereon, containing about 7,500 sq. ft., situated at S/S Pineneedle Lane and being described as Parcel #09745-0015 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17033, Page 140. For title, see also Book 6259, Page 181. *Note: Any proposed improvements to this property will likely require review and approval by the City of Springfield Conservation Commission.*
24. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at W/S Temby Street and being described as Parcel #11445-0020 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17130, Page 466. For title, see also Book 1824, Page 396.
25. A parcel of land with any buildings or improvements thereon, containing about 12,091 sq. ft., situated at W/S Thompson Street and being described as Parcel #11525-0019 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17390, Page 174. For title, see also Book 11848, Page 394. *Note: This property is located within a Local Historic District.*

26. A parcel of land with any buildings or improvements thereon, containing about 7,500 sq. ft., situated at W/S Warrenton Street (f/k/a Lots 6, 7 and 8), and being described as Parcel 11995-0038 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17114, Page 79. For title, see also Book 2924, Page 151.
27. A parcel of land with any buildings or improvements thereon, containing about 4,120 sq. ft., situated at W/S Warrenton Street (f/k/a Lots 1 and 2), and being described as Parcel 11995-0042 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16794, Page 224. For title, see also Book 2924, Page 151. *The successful bidders' obligation to purchase this property will be contingent upon his/her ability to obtain a variance permitting the construction of a single family residence on the property.*
28. A parcel of land with any buildings or improvements thereon, containing about 6,114 sq. ft., situated at N/S Washburn Street, f/k/a 18-20 Washburn Street, Lot 29, and being described as Parcel #12015-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16983, Page 356. For title, see also Book 5987, Page 383.
29. A parcel of land with any buildings or improvements thereon, containing about 8,640 sq. ft., situated at E/S Westminster Street, f/k/a 51 Westminster Street, and being described as Parcel #12201-0065 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 17017, Page 505. For title, see also Book 10941, Page 324. *Note: This property is located within a Local Historic District.*
30. A parcel of land with any buildings or improvements thereon, containing about 6,188 sq. ft., situated at S/S Worthington Street, f/k/a 885 Worthington Street, and being described as Parcel #12535-0211 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16441, Page 423. For title, see also Book 9544, Page 234. *Note: This property will be sold subject to a restriction which will only allow the development of a single family or two (2) family residence on the property.*
31. A parcel of land with any buildings or improvements thereon, containing about 11,522 sq. ft., situated at S/S Worthington Street, f/k/a 855-857 Worthington Street, and being described as Parcel #12535-0216 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16268, Page 83. For title, see also Book 6321, Page 457.
32. Two condominium units situated at 140 Chestnut Street, Units C-3 and C-6, and being described as Parcel #02750-0703 and Parcel #02750-0704 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16644, Page 120 and at Book 16245, Page 67. For title, see also Book

9184, Page 59 and Book 5944, Page 457. *Note: These condominium units will be sold subject to any and all outstanding condominium fees.*

33. A parcel of land with any buildings of improvements thereon, containing about 1,458 sq. ft., situated at 8 Arlington Court and being described as Parcel #00625-0004 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16983, Page 355. For title, see also Book 8488, Page 47.
34. A parcel of land with any buildings or improvements thereon, containing about 1,443 sq. ft., situated at 10 Arlington Court and being described as Parcel #00625-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 16660, Page 530. For title, see also Book 5685, Page 155.
35. A parcel of land with any buildings or improvements thereon, containing about 7,740 sq. ft., situated at 141-147 Chestnut Street and being described as Parcel #02750-0525 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds at Book 15994, Page 276. For title, see also Book 6503, Page 529.

**PATRICK S. BURNS,  
TAX TITLE CUSTODIAN**