

**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 November 7, 2019, 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 8,400 sq. ft., situated at 70 Amore Road and being described as Parcel No. 00420-0008 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 9474, Page 0191. For title, see also Book 21100, Page 438.
2. 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 limited to a two- family residence only (Note: Property card states dwelling is a three (3) family, but three (3) family is not permitted).*
3. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 58 Itendale Street, and being described as Parcel No. 07000-0012 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16227, Page 367. For title, see also Book 22651, Page 203.
4. A parcel of land with any buildings or improvements thereon, containing about 5,665 sq. ft., situated at 38 Lafayette Street and being described as Parcel No. 07430-0008 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 9535, Page 362. For title, see also Book 22663, Page 365. *This property is located in a National Register District.*

5. A parcel of land with any buildings or improvements thereon, containing about 4,095 sq. ft., situated at 65 Maynard Street and being described as Parcel No. 08430-0066 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4063, Page 48. For title, see also Book 21801, Page 23. ***The successful bidder may need to obtain a special permit in order to re-open property as a four (4) family.***
6. A parcel of land with any buildings or improvements thereon, containing about 5,371 sq. ft., situated at 305 Rosewell Street, and being described as Parcel No. 10405-0064 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14107, Page 385. For title, see also Book 22478, Page 465.
7. 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.
8. A parcel of land with any buildings or improvements thereon, containing about 3,480 sq. ft., situated at 519 Union Street, and being described as Parcel No. 11750-0239 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 16760, Page 97. For title, see also Book 18473, Page 569; and a parcel of land with any buildings or improvements thereon, containing about 2,802 sq. ft., situated at SS Union Street, and being described as Parcel No. 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. ***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.***
9. 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. 01692-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3484, Page 128. For title, see also Book 22659, Page 474. ***This property is located in a National Register District.***
10. A parcel of land with any buildings or improvements thereon, containing about 2,720 sq. ft., situated at NS Brigham Street, and being described as Parcel No. 01870-0002 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3572, Page 242. For title, see also Book 7510, Page 246; and a parcel of land with any buildings or improvements thereon, containing about 2,730 sq. ft., situated at NS Brigham Street, and being described as Parcel No. 01870-0003 in the Office of the Assessors, City of Springfield, and being

further described in the Hampden County Registry of Deeds in Book 7355, Page 279. For title, see also Book 18507, Page 219; and a parcel of land with any buildings or improvements thereon, containing about 4,078 sq. ft., situated at SS Walnut Street, and being described as Parcel No. 11952-0065 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3964, Page 54. For title, see also Book 17038, Page 534. ***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 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 Book 18838, Page 308. ***This property is located in a Local Historic District.***
12. A parcel of land with any buildings or improvements thereon, containing about 5,000 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 also Book 20087, Page 596.
13. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at WS College Street, and being described as Parcel No. 03020-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3376, Page 438. For title, see also Book 17148, Page 316.
14. 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 No. 03040-0021 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11626, Page 142. For title, see also Book 17887, Page 327.
15. A parcel of land with any buildings or improvements thereon, containing about 8,100 sq. ft., situated at WS Milton Street and being described as Parcel No. 08710-0009 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 14942, Page 370. For title, see also Book 22684, Page 274.
16. A parcel of land with any buildings or improvements thereon, containing about 10,042 sq. ft., situated at SS Newland Street, and being described as Parcel No. 09010-0036 (formerly 9010-0035/0036) in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4181, Page 232. For title, see also Book 19152, Page 7 and Book 21170, Page 243. See also Book 22627, Page 145.

17. A parcel of land with any buildings or improvements thereon, containing about 5,791 sq. ft., situated at WS Northampton Street, and being described as Parcel No. 09130-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5435, Page 531. For title, see also Book 18310, Page 556.
18. A parcel of land with any buildings or improvements thereon, containing about 4,821 sq. ft., situated at NS Patton Street, and being described as Parcel No. 09557-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 4339, Page 216. For title, see also Book 5688, Page 272.
19. A parcel of land with any buildings or improvements thereon, containing about 5,419 sq. ft., situated at NS Westford Circle, and being described as Parcel No. 12199-0013 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5825, Page 133. For title, see also Book 18765, Page 430.
20. A parcel of land with any buildings or improvements thereon, containing about 5,718 sq. ft., situated at ES Willard Avenue, and being described as Parcel No. 12295-0027 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 17677, Page 369. For title, see also Book 19917, Page 523.
21. A parcel of land with any buildings or improvements thereon, containing about 7,904 sq. ft., situated at 241 Main Street, and being described as Parcel No. 08132-0258 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12787, Page 373. For title, see also Book 17436, Page 419. ***Due to the fact that this property has been vacant for over two (2) years, a special permit will be required to re-open the property.***
22. Two (2) parcels of land with any buildings or improvements thereon, together containing about 13,420 sq. ft., situated at SS Walnut Street and being described as Parcel No. 11952-0062 and 11952-0063, respectively, in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 12318, Page 368, and Book 1721, Page 164 respectively. For title, see also Book 16983, Page 354 and Book 16578, Page 475 respectively. ***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.***

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 \_\_, 2019**