

**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 May 7, 2019, 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 4,750 sq. ft., situated at 168 Centre Street and being described as Parcel No. 02570-0004 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 4274, Page 2. For title, see also Book 22146, Page 154. *Development of this property will be limited to a single family residence. Black mold appears to be present throughout this dwelling. Caution should be exercised by all parties who intend to enter this structure.*
2. A parcel of land with any buildings or improvements thereon, containing about 6,925 sq. ft., situated at 125 Sherman Street, and being described as Parcel No. 10805-0040 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 2183, Page 59. For title, see also Book 22251, Page 180. *This property is located in a National Register District.*
3. A parcel of land with any buildings or improvements thereon, containing about 7,670 sq. ft., situated at 26-28 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.
4. A parcel of land with any buildings or improvements thereon, containing about 7,687 sq. ft., situated at 321 Tiffany Street and being described as Parcel No. 11555-0220 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3355, Page 295. For title, see also Book 22274, Page 1. *This dwelling has been exposed to the elements for a significant*

amount of time and it appears that vermiculite insulation is exposed in some areas, which may contain asbestos. Caution should be exercised by all parties who intend to enter this structure.

5. A parcel of land with any buildings or improvements thereon, containing about 2,842 sq. ft., situated at 24 Welcome Place and being described as Parcel No. 12095-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3531, Page 571. For title, see also Book 22362, Page 534. ***This property is located in a National Register District.***
6. A parcel of land with any buildings or improvements thereon, containing about 5,675 sq. ft., situated at 69 Woodmont Street, and being described as Parcel No. 12475-0043 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13026, Page 136. For title, see also Book 20758, Page 266. ***The successful bidder of this property will be required to demolish the existing Rear building within sixty days of acquisition of the property.***
7. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at SS Dorchester Street, and being described as Parcel No. 03990-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6886, Page 578. For title, see also Book 16627, Page 533. See also Book 19822, Page 144. ***This property is located in a National Register District. Development of this property will be limited to a single family residence.***
8. A parcel of land with any buildings or improvements thereon, containing about 23,348 sq. ft., situated at ES Flagler Street, and being described as Parcel No. 05185-0025 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 13902, Page 295. For title, see also Book 19339, Page 520. ***This property is located on an unpaved street. Development of this property will require the street to be paved.***
9. A parcel of land with any buildings or improvements thereon, containing about 4,753 sq. ft., situated at WS Foster Street, and being described as Parcel No. 05320-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3824, Page 220. For title, see also Book 18004, Page 330. ***Development of this property will be limited to a single family residence.***
10. A parcel of land with any buildings or improvements thereon, containing about 6,309 sq. ft., situated at 123 Greene Street, and being described as Parcel No. 06032-0023 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5361, Page 308. For title, see also Book 17628, Page 55. See also Book 14205, Page 309.

11. A parcel of land with any buildings or improvements thereon, containing about 5,175 sq. ft., situated at SS Lebanon Street, and being described as Parcel No. 07627-0047 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 6567, Page 580. For title, see Book 18501, Page 24.
12. A parcel of land with any buildings or improvements thereon, containing about 6,375 sq. ft., situated at SS Massasoit Place, and being described as Parcel No. 08355-0009 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 14900, Page 529. For title, see also Book 21066, Page 430.
13. A parcel of land with any buildings or improvements thereon, containing about 11,468 sq. ft., situated at SS Pendleton Avenue, and being described as Parcel No. 09630-0073 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 768, Page 490. For title, see also Book 18429, Page 345.
14. A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at NS Phoenix Street, and being described as Parcel No. 09690-0003 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 15313, Page 519. For title, see also Book 20782, Page 576.
15. A parcel of land with any buildings or improvements thereon, containing about 8,276 sq. ft., situated at WS Second Street and being described as Parcel No. 10670-0037 in the Office of the Assessors, City of Springfield and being further described in the Hampden County Registry of Deeds in Book 9976, Page 56. For title, see also Book 17390, Page 176. ***This property is located on an unpaved street. Development of this property will require the street to be paved.***
16. A parcel of land with any buildings or improvements thereon, containing about 8,890 sq. ft., situated at ES St. James Avenue, and being described as Parcel No. 11170-0401 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 11758, Page 165. For title, see also Book 18821, Page 414. ***This property is located in a National Register District.***
17. A parcel of land with any buildings or improvements thereon, containing about 6,114 sq. ft., situated at NS Washburn Street, and being described as Parcel No. 12015-0005 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 5987, Page 383. For title, see also Book 16983, Page 356. See also Page 20936, Page 149.
18. Two (2) parcels of land with any buildings or improvements thereon, together containing about 10,780 sq. ft., situated at NS Worthington Street and being described

as Parcel No. 12535-0111 and 12535-0112, respectively, in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 7061, Page 406. For title, see also Book 12383, Page 16 and Book 18615, Page 182 respectively. ***The successful bidder will be required to prepare and record a Plan combining these parcels and a consolidation deed in a form acceptable to the City. Property is zoned for business/commercial use. If used as residential, the ground floor must be a commercial use or a zone change would be required, unless a waiver is issued from the Office of Planning & Economic Development.***

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
April __, 2019**