

Memorandum

To: Elinor Carbone, Mayor
From: Jaime M. LaMere, Corporation Counsel
Date: March 5, 2013
Re: Release of liens

The following properties have sewer use and/or tax liens that have not been released:

Jeffrey Domain
408 Brightwood Avenue
Torrington, CT

Tax Lien	\$4,455.02	Vol. 1201 Page 1118	Dated 4/23/2015	Recorded 4/23/2015
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Melissa S. Loyot
48 Winthrop Street
Torrington, CT

Sewer Use Lien	\$291.00	Vol. 1111 Page 234	Dated 6/16/2011	Recorded 6/17/2011
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Embrace Home Loans Inc.
32 Pfeffer Lane
Torrington, CT

Sewer Use Lien	\$196.00	Vol. 1183 Page 1040	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1202 Page 1039	Dated 4/23/2015	Recorded 4/24/2015

Barbara E. Hudson
247 Barton Street
Torrington, CT

Sewer Use Lien	\$194.00	Vol. 1090 Page 947	Dated 6/17/2010	Recorded 6/25/2010
Sewer Use Lien	\$194.00	Vol. 1110 Page 1138	Dated 6/16/2011	Recorded 6/17/2011
Sewer Use Lien	\$194.00	Vol. 1134 Page 155	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1160 Page 776	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1184 Page 177	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 195	Dated 4/23/2015	Recorded 4/24/2015

Margie Sue Marshall
53 Harwinton Avenue, Unit #2
Torrington, CT

Sewer Use Lien	\$196.00	Vol. 1160 Page 1068	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1184 Page 486	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 514	Dated 4/23/2015	Recorded 4/24/2015

It remains my opinion that you are authorized to release these liens pursuant to C.G.S. section 12-179 since the taxes or usage fees secured by these liens have been paid and have not been credited to the taxpayers by way of the recordation of certificates of release and discharge of lien.

CERTIFICATE OF CONTINUING TAX LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A TAX LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON UPON CERTAIN REAL ESTATE SITUATED IN SAID TOWN OF CITY OF TORRINGTON, WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 408 BRIGHTWOOD AVE
M/B/L: 124/004/015

BILL #2013-01-0005835
VOL. 866 PAGE 139

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$4,455.02 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2013 and appearing in the rate bill in the name of:

DOMAIN JEFFREY
408 BRIGHTWOOD AVE TORRINGTON CT 06790

THE PRINCIPAL of which tax became due on 07/01/2014 and 01/01/2015.

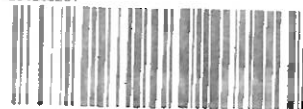
THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 23 April 2015



R THOMAS CROVO

201605201



Bk: 1201 Pg: 1118
04/23/2015 04:44:22 PM
TAX LIEN
1 Pages
Joseph L. Quartieri Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Monday, February 19, 2018 12:32 PM
To: Jaime M. LaMere
Subject: FW: [Torrington CT] Certificate of Continuing Tax Lien (Sent by Thomas Moser, TMoser@Wltic.com)
Attachments: tax_lien.pdf

FYI, See below.

The account was paid in full 4/28/2015.

Thank you,

Launa M. Goslee, CCMC

Tax Collector

City of Torrington

140 Main Street, Room 134

Torrington, CT 06790

P: 860.489.2209

F: 860.496.5905

<http://www.torringtonct.org/>

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.

Thank you.

From: vtsgmailer@vt-s.net [vtsgmailer@vt-s.net]
Sent: Friday, February 16, 2018 2:44 PM
To: TaxCollector

Subject: [Torrington CT] Certificate of Continuing Tax Lien (Sent by Thomas Moser, TMoser@Wltic.com)

Hello Tax Collector's Office,

Thomas Moser (TMoser@Wltic.com) has sent you a message via your contact form (<https://www.torringtonct.org/user/56/contact>) at Torrington CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.torringtonct.org/user/66/edit>.

Message:

Good Afternoon,

We are contacting you today because are submitting a lien release request for the following Municipal Lien:

Lien Filed By: City of Torrington Tax Collector Lien Against: Jeffrey Domain Property Address: 408-410 BRIGHTWOOD AVENUE, TORRINGTON, CT, 06790 Parcel Number: 05835 Bill Number: 2013-01-0005835 Date Recorded: 04/23/2015
Lien Amount: \$ 4,455.02 Book Number: 1201 Page Number: 1118

We are the Title Company working to clear a Municipal Lien on behalf of our client for the property listed above. If the lien has been paid in full, could you please let us know how we can obtain a "Satisfaction of Lien?"
If the lien has not been paid in full, could you please let us know how we can obtain a Payoff Demand for the lien? If possible, please assist us on this request as soon as possible. We appreciate your assistance in this matter and look forward to hearing from you.

201145121



Bk: 1111 Pg: 234

06/17/2011 01:27:00 PM
SEWER LIEN

Joseph L. Quatiero, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON UPON CERTAIN REAL ESTATE SITUATED IN SAID TOWN OF CITY OF TORRINGTON, WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 46 WINTHROP ST

M/B/L: 119/018/003

ORG. OWNER: LAYOT FRANK

BILL #2009-06-0012351

VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$291.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2010 and appearing in the bill in the name of:

LOYOT MELISSA S

48 WINTHROP ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2010.

THE LIEN CONTINUED BY THIS CERTIFICATE IS TO SECURE PAYMENT OF THE ABOVE SEWER USE DUE TO SAID CITY OF TORRINGTON SEWER AUTHORITY WITH LEGAL INTEREST, FEES AND CHARGES THEREON, LAID ON THE ASSESSMENT LIST OF OCTOBER 1, 2008 AND APPEARING IN THE RATE BILL IN THE ABOVE NAMES, THE PRINCIPAL OF WHICH TAX BECAME DUE ON July 01, 2010.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 16 June 2011

R THOMAS CROVO

Jaime M. LaMere

From: Launa Goslee
Sent: Tuesday, February 27, 2018 8:45 AM
To: Elaine Fabiaschi
Cc: Jaime M. LaMere
Subject: RE: Requesting release of a lien

Good Morning,

This bill was paid 8/4/2011.

Thank you,

Launa M. Goslee, CCMC

Tax Collector
City of Torrington
140 Main Street, Room 134
Torrington, CT 06790
P: 860.489.2209
F: 860.496.5905
<http://www.torringtonct.org/>

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.
Thank you.

From: Elaine Fabiaschi
Sent: Monday, February 26, 2018 2:09 PM
To: Launa Goslee
Cc: Jaime M. LaMere
Subject: FW: Requesting release of a lien

Can you check the status of the attached lien recorded in Vol. 1111, Page 234? Thank you.

Elaine Fabiaschi
Administrative Assistant
Office of the Corporation Counsel &
Office of Economic Development
Municipal Building
140 Main St.

Torrington, CT 06790
Ph: 860-489-2526

From: melissa Loy [mailto:mloyot@gmail.com]
Sent: Monday, February 26, 2018 11:55 AM
To: Elaine Fabiaschi <Elaine_Fabiaschi@torringtonct.org>
Subject: Requesting release of a lien

Hi Elaine I hope that I did this right its very confusing to me. I attached two papers that I hope it enough that my realtor had gave me to give. I am requesting to release the lien on my house sense payment was paid on time. Thank You,

Melissa Loyot
8609211036



Virus-free. www.avg.com

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 06 FIFTH LN

M/B/L: 137/007/042

ORG. OWNER: LITCHE KEVIN

BILL 82013-05-0005318

VOL. 1178 PAGE 294

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$100.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2013 and appearing in the bill in the name of:

SPRANCE HOME LOANS INC

1627 SENECA WAY VIRGINIA BEACH VA 22452

THE PRINCIPAL of which charge became due on 07/01/2010.

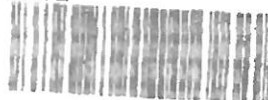
THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TPC COLLECTOR, Connecticut, 16 June 2014

FOR RECORD-GIVES NOTICE OF
FIRE INSURANCES POLICIES
49-73A THROUGH 49-73I, AS
REVISED

R THOMAS CROVO

10 06 14



BK: 1183 PG: 1040
06/17/2014 08:24 06 AM
SEWER LIEN
1 Pages
Joseph L. Quatara Town and Cds Clerk

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROF LID : 02 FUTURE LN
M/B/L: 137/007/042

STEL #2013-06-200635d
VOL. 715 PAGE 1014

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$215.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, paid on the list of July 01, 2014 and appearing in the bill in the name of:

EMERSON HOME LOANS INC
3837 BENTON WAY VIRGINIA BEACH VA 22452

THE PRINCIPAL OF WHICH charge became due on 07/01/2014.

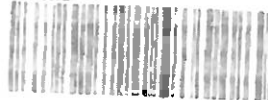
THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCE POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 23 April 2015

NOT RECORDED
FIRE INSURANCE POLICIES
49-73A THROUGH 49-73I, AS
REVISED

R. THOMAS CROWD

00100000



BK: 1202 PG: 1039
04/24/2015 01:14:00
SEWER LIEN
1 Pages
Joseph L. Quatro Town and City Clers

Jaime M. LaMere

From: Launa Goslee
Sent: Tuesday, February 27, 2018 10:45 AM
To: Elaine Fabiaschi
Cc: Jaime M. LaMere
Subject: RE: 32 Pfeffer Lane

Good Morning,

32 Pfeffer Lane is paid in full through 12/31/2017.

Thank you,

Launa M. Goslee, CCMC

Tax Collector

City of Torrington

140 Main Street, Room 134

Torrington, CT 06790

P: 860.489.2209

F: 860.496.5905

<http://www.torringtonct.org/>

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Thank you.

From: Elaine Fabiaschi
Sent: Tuesday, February 27, 2018 10:12 AM
To: Launa Goslee
Cc: Jaime M. LaMere

Subject: FW: 32 Pfeffer Lane

Good morning!

Can you provide me with status of the liens below? Thank you!

Elaine Fabiaschi
Administrative Assistant
Office of the Corporation Counsel &
Office of Economic Development
Municipal Building
140 Main St.
Torrington, CT 06790
Ph: 860-489-2526

-----Original Message-----

From: Jill Turner [mailto:jill@mpflawct.com]
Sent: Tuesday, February 27, 2018 10:00 AM
To: Elaine Fabiaschi <Elaine_Fabiaschi@torringtonct.org>
Subject: 32 Pfeffer Lane

Good morning

Attached are the following liens that require releases. Please also confirm that they have been paid.

- a) Sewer Lien in favor of Tax Collector City of Torrington against Embrace Home Loans, Inc. in the amount of \$196.00 dated June 16, 2014 and recorded June 17, 2014 in Volume 1183 Page 1040 of the Torrington Land Records.
- b) Sewer Lien in favor of Tax Collector City of Torrington against Embrace Home Loans, Inc. in the amount of \$202.00 dated April 23, 2015 and recorded April 24, 2015 in Volume 1202 Page 1039 of the Torrington Land Records.

Thank you for your help on this matter.

Jill L. Turner
Real Estate Paralegal

37 W Center Street, Suite 208
Southington, Connecticut 06489
Phone 860.863.4500 x101
Fax 888.590.2753
Email: Jill@mpflawct.com

*New South Windsor Office Location
481 Buckland Road
2nd Floor
South Windsor, CT 06074

The information contained in this communication is protected by the attorney-client and/or the attorney/work product privilege. It is intended only for the use of the addressee, and the privileges are not waived by virtue of this having been sent by e-mail. If the person actually receiving this communication or any other reader of the communication is not the named recipient, or the employee or agent responsible to deliver it to the recipient, any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by return e-mail or by e-mail to jill@mpflawct.com, and destroy this communication and all copies thereof, including all attachments.

-----Original Message-----

From: manciniprovenzanofuttner@gmail.com [mailto:manciniprovenzanofuttner@gmail.com]

Sent: Tuesday, February 27, 2013 9:58 AM

To: Jill Turner <jill@mpflawct.com>

Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set Device Name: AA1597

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

CERTIFICATE OF CONTINUING SEWER LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON UPON CERTAIN REAL ESTATE SITUATED IN SAID TOWN OF CITY OF TORRINGTON, WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 247 BARTON ST
M/B/L: 126/020/020
ORG. OWNER:

BILL #2008-05-0014140
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$194.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of October 1, 2008 and appearing in the bill in the name of:

HUDSON BARBARA E
247 BARTON ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2009.

THE LIEN CONTINUED BY THIS CERTIFICATE IS TO SECURE PAYMENT OF THE ABOVE SEWER USE DUE TO SAID CITY OF TORRINGTON SEWER AUTHORITY WITH LEGAL INTEREST, FEES AND CHARGES THEREON, LAID ON THE ASSESSMENT LIST OF OCTOBER 1, 2008 AND APPEARING IN THE RATE BILL IN THE ABOVE NAMES, THE PRINCIPAL OF WHICH TAX BECAME DUE ON July 01, 2009.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR, Connecticut, 17 June 2010


R. THOMAS CROVO



Bk: 1090 Pg: 947
06/25/2010 01:19:33 PM
SEWER LIEN
-1 Pages
Joseph L. Quarfieri, Town and City Clerk

201145118



Bk: 1110 Pg: 1138
06/17/2011 01:18:00 PM
SEWER LIEN

Joseph L. Quattaro, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON UPON CERTAIN REAL ESTATE SITUATED IN SAID TOWN OF CITY OF TORRINGTON, WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 247 BARTON ST
M/B/L: 126/020/020

BILL #2009-06-0014140
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$194.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2010 and appearing in the bill in the name of:

MUSON BARBILLO E
247 BARTON ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2010.

THE LIEN CONTINUED BY THIS CERTIFICATE IS TO SECURE PAYMENT OF THE ABOVE SEWER USE DUE TO SAID CITY OF TORRINGTON SEWER AUTHORITY WITH LEGAL INTEREST, FEES AND CHARGES THEREON, LAID ON THE ASSESSMENT LIST OF OCTOBER 1, 2008 AND APPEARING IN THE RATE BILL IN THE ABOVE NAMES, THE PRINCIPAL OF WHICH TAX BECAME DUE ON July 01, 2010.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 16 June 2011

R. Thomas Crouse
R. THOMAS CROUSE

201258067



Bk: 1134 Pg: 166
06/15/2012 01:20:13 PM
SEWER LIEN

Joseph L. Quartiero, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON UPON CERTAIN REAL ESTATE SITUATED IN SAID TOWN OF CITY OF TORRINGTON, WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 247 BARTON ST
M/E/L: 126/020/020
ORG. OWNER:

BILL #2010-06-0014140
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$194.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2011 and appearing in the bill in the name of:

MUTSON BARBARA E
247 BARTON ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2011.

THE LIEN CONTINUED BY THIS CERTIFICATE IS TO SECURE PAYMENT OF THE ABOVE SEWER USE DUE TO SAID CITY OF TORRINGTON SEWER AUTHORITY WITH LEGAL INTEREST, FEES AND CHARGES THEREON, LAID ON THE ASSESSMENT LIST OF OCTOBER 1, 2010 AND APPEARING IN THE RATE BILL IN THE ABOVE NAMES. THE PRINCIPAL OF WHICH CAL BECAME DUE ON JULY 1, 2011. THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 14 June 2012

R. Thomas Grovo
R. THOMAS GROVO

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 247 BARTON ST
M/B/L: 126/023/020

BILL #2011-06-0014140
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$120.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2012 and appearing in the bill in the name of:

HUDSON BARBARA E
247 BARTON ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2012.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR Connecticut, 13 June 2013

FIRE INSURANCES POLICIES
49-73A THROUGH 49-73I, AS
REVISED

R THOMAS CROVO

201371000



Bk: 1180 Pg: 773
06/17/2013 10:28:45 AM
SEWER LIEN

Joseph L. Quattaro, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 247 BARTON ST
M/B/L: 126/020/020

BILL #2012-06-0014140
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$196.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2013 and appearing in the bill in the name of:

HUDSON BARBARA B
247 BARTON ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2013.

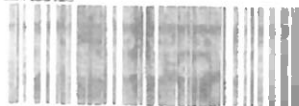
THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HERELY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 16 June 2014

FIRE INSURANCES POLICIES
49-73A THROUGH 49-73I, AS
REVISED

R THOMAS CROVO

201406100



Bk: 1184 Pg: 177
06/17/2014 08:31:27 AM
SEWER LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 247 BARTON ST
M/B/L: 125/020/020

BILL #2013-06-0014140
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$202.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2014 and appearing in the bill in the name of:

HUDSON BARBARA E
247 BARTON ST TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2014.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 23 April 2015

FIRE INSURANCES POLICIES
49-73A THROUGH 49-73I, AS
AND LEGAL INTEREST, 12-173

R THOMAS CROVO

20150520



Bk: 1203 Pg: 195
04/24/2015 01:11:38 PM
SEWER LIEN
1 Pages
Joseph L. Quariero Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Wednesday, February 28, 2018 12:00 PM
To: Elaine Fabiaschi
Cc: Jaime M. LaMere
Subject: RE: Lien Release/ Payoff- 247 BARTON STREET TORRINGTON, CT 06790

Hello,

This account is paid in full through 6/30/2017.

Thank you,

Launa M. Goslee, CCMC

Tax Collector
City of Torrington
140 Main Street, Room 134
Torrington, CT 06790
P: 860.489.2209
F: 860.496.5905
<http://www.torringtonct.org/>

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Thank you.

From: Elaine Fabiaschi
Sent: Wednesday, February 28, 2018 11:58 AM
To: Launa Goslee
Cc: Jaime M. LaMere
Subject: FW: Lien Release/ Payoff- 247 BARTON STREET TORRINGTON, CT 06790

Good morning!

Can you tell me the status of the liens listed below? For your convenience, I have attached the recorded liens.

Elaine Fabiaschi
Administrative Assistant
Office of the Corporation Counsel &
Office of Economic Development
Municipal Building

140 Main St.
Torrington, CT 06790
Ph: 860-489-2526

From: Shemuir Carter [<mailto:scarter@ursusholdings.com>]
Sent: Wednesday, February 28, 2018 10:42 AM
To: Carol Anderson <Carol_Anderson@torringtonct.org>
Subject: Lien Release/ Payoff- 247 BARTON STREET TORRINGTON, CT 06790

I'm working on clearing a cloud on title and the issue below is one that we must address and clear. I have attached the following documents listed below. We need to know if the lien has been paid is so we will need a release sent to the address below to my attention. If not we will need a payoff dated for 30 days so that a check can be issued. If you have any questions please call 300-343-1234 and use the reference number 112218.

There are multiple (6) municipal liens on title against BARBARA E. HUDSON in favor of R. THOMAS CROVO, COLLECTOR OF REVENUE totaling in the amount of 1,176.00. The liens are as follows: 1) recorded on 06/25/2010 at BookPage: 1090|947, in the amount of \$194.00. 2) recorded on 06/17/2011 at BookPage: 1110|1138, in the amount of \$194.00. 3) recorded on 06/15/2012 at BookPage: 1134|155, in the amount of \$194.00. 4) recorded on 06/17/2013 at BookPage: 1160|778, in the amount of \$196.00. 5) recorded on 06/17/2014 at BookPage: 1184|177, in the amount of \$196.00. 6) recorded on 04/24/2015 at BookPage: 1203|195, in the amount of \$202.00. The muni lien appears to be the type that is afforded superlien status in CT. It may not be against our borrower.

Shemuir Carter
Bankruptcy Specialist
Ursus Holdings, LLC
(682)808-5449
701 Highlander Blvd, Ste 200
Arlington, TX 76015



CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 53 HARMINTON AVE 2
M/B/L: 125/003/010

BILL #2011-06-0080019
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$186.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2012 and appearing in the bill in the name of:

MARSHALL MARSHALL SUE
53 HARMINTON AVE 02 TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2012.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-173, AND 49-732 THROUGH 49-732, AS REVISED.

Dated at TOWN COLLECTOR, Connecticut, 13 June 2013

FIRE INSURANCES POLICIES
49-732 THROUGH 49-732, AS
REVISED

R THOMAS CROVE

201371207



Bk: 1180 Pg: 1088
06/17/2013 10:38:51 AM
SEWER LIEN

Joseph L. Quariero, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 53 HAWKINTON AVE 2
M/B/L: 126/003/010

BILL #2012-06-0080019
VOL. PAGE

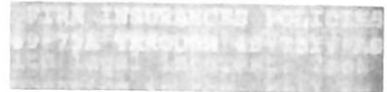
The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$196.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2013 and appearing in the bill in the name of:

MARSHALL MARCIE SUE
53 HAWKINTON AVE #2 TORRINGTON CT 06780

THE PRINCIPAL of which charge became due on 07/01/2013.

THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 32-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 16 June 2014



R THOMAS CROVO

201406137



Bk: 1184 Pg: 438
06/17/2014 08:39:46 AM
SEWER LIEN
1 Pages
Joseph L. G. Carliero, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE TOWN OF CITY OF TORRINGTON IN THE COUNTY STATE OF CONNECTICUT HEREBY CONTINUES FOR A PERIOD OF NOT MORE THAN FIFTEEN YEARS FROM THE DATE HERE OF A SEWER USE LIEN IN FAVOR OF THE SAID TOWN OF CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 53 HARMINGTON AVE 2
M/B/L: 125/003/010

BILL #2013-06-0080019
VOL. 844 PAGE 736

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$202.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2014 and appearing in the bill in the name of:

MARSHALL MARGIE SUE
53 HARMINGTON AVE #2 TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2014.

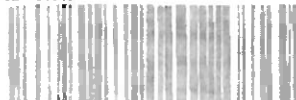
THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCE POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS OF 12-172, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 23 April 2015



R THOMAS CROVO

201055343



Bk: 1203 Pg: 514
04/24/2015 01:18:45 PM
SEWER LIEN
1 Pages
Joseph L. Quarero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Thursday, March 1, 2018 10:47 AM
To: Elaine Fabiaschi
Cc: Jaime M. LaMere
Subject: RE: 53 Harwinton Ave, Unit2, Torrington, CT

Good Morning,

These sewer fees are paid in full through 6/30/2018.

Thank you,

Launa M. Goslee, CCMC

Tax Collector
City of Torrington
140 Main Street, Room 134
Torrington, CT 06790
P: 860.439.2209
F: 860.436.5905
<http://www.torringtonct.org/>

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From: Elaine Fabiaschi
Sent: Thursday, March 01, 2018 10:40 AM
To: Launa Goslee
Cc: Jaime M. LaMere
Subject: FW: 53 Harwinton Ave. Unit2. Torrington, CT

Good morning,

Could you check the status of the requested lien releases? I have also attached copies of the recordings for your convenience.

Elaine Fabiaschi
Administrative Assistant
Office of the Corporation Counsel &
Office of Economic Development

Municipal Building
140 Main St.
Torrington, CT 06790
Ph: 860-489-2526

From: Katrina Frisco [mailto:katrina@cbhplaw.com]
Sent: Thursday, March 01, 2018 10:09 AM
To: Elaine Fabiaschi <Elaine_Fabiaschi@torringtonct.org>
Subject: 53 Harwinton Ave, Unit2, Torrington, CT

Hi Elaine,

I need to request a release for three sewer liens. Here is the info:

1. The effect, if any, of a Certificate of continuing sewer use lien for not more than fifteen years against Marshall, Margie Sue on the List of July 1, 2012 in the original principal amount of \$196.00 in favor of the collector of revenue of the City of Torrington dated June 13, 2013 and recorded June 17, 2013 in Volume 1160 at Page 1068 of the Torrington Land Records.

Note: Sewer use fees are reported as paid. Lien to be released.

2.) The effect, if any, of a Certificate of continuing sewer use lien for not more than fifteen years against Marshall, Margie Sue on the List of July 1, 2013 in the original principal amount of \$196.00 in favor of the collector of revenue of the City of Torrington dated June 16, 2014 and recorded June 17, 2014 in Volume 1184 at Page 486 of the Torrington Land Records.

Note: Sewer use fees are reported as paid. Lien to be released.

3.) The effect, if any, of a Certificate of continuing sewer use lien for not more than fifteen years against Marshall, Margie Sue on the List of July 1, 2014 in the original principal amount of \$202.00 in favor of the collector of revenue of the City of Torrington dated April 23, 2015 and recorded April 24, 2015 in Volume 1203 at Page 514 of the Torrington Land Records.

Note: Sewer use fees are reported as paid. Lien to be released.

Please see attached copy of the title search and copies of the liens (see pages 8-10)

Thank you.

Katrina Frisco
Real Estate Paralegal
COHEN BURNS HARD & PAUL
Attorneys at Law
81 South Main Street
West Hartford, CT 06107
(P) (860) 561-1036
(F) (860) 561-1149
Email: Katrina@cbhplaw.com