

## Memorandum

To: Elinor Carbone, Mayor  
From: Jaime M. LaMere, Corporation Counsel  
Date: September 5, 2017  
Re: Release of liens

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

**Destination Homes LLC  
62 Hotchkiss Place  
Torrington, CT**

Sewer Use Lien \$392.00	Vol. 1160 Page 433	Dated 6/13/2013	Recorded	6/17/2013
Sewer Use Lien \$392.00	Vol. 1183 Page 950	Dated 6/16/2014	Recorded	6/17/2014
Sewer Use Lien \$404.00	Vol. 1202 Page 961	Dated 4/23/2015	Recorded	4/24/2015

**Michael Franklin, Brett Leitner & Ella Leitner  
351 Ledge Drive  
Torrington, CT**

Sewer Use Lien \$89.19	Vol. 1202 Page 1129	Dated 4/23/2015	Recorded	4/24/2015
Tax Lien \$2,214.61	Vol. 1202 Page 4	Dated 4/23/2015	Recorded	4/23/2015

**Zachary & Magdalena Bronzo  
34 Ford Lane  
Torrington, CT**

Sewer Use Lien \$194.00	Vol. 1133 Page 731	Dated 6/14/2012	Recorded	6/15/2012
Sewer Use Lien \$194.00	Vol. 1160 Page 293	Dated 6/13/2013	Recorded	6/17/2013
Sewer Use Lien \$196.00	Vol. 1183 Page 695	Dated 6/16/2014	Recorded	6/17/2014
Sewer Use Lien \$202.00	Vol. 1202 Page 693	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.

**Jaime M. LaMere**

---

**From:** Launa Goslee  
**Sent:** Friday, August 25, 2017 10:47 AM  
**To:** Elaine Fabiaschi  
**Cc:** Jaime M. LaMere  
**Subject:** RE: 62 HOTCHKISS L Torrington, CT 06790 / 682762505 / 170205105

Good Morning,

All liens have been paid but the 2015 grand list, vol 1246 page 505.

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  
[www.torringtonct.org](http://www.torringtonct.org)

\*\*\*\*\*

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Thank you.

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**From:** Elaine Fabiaschi  
**Sent:** Friday, August 25, 2017 10:07 AM  
**To:** Launa Goslee  
**Cc:** Jaime M. LaMere  
**Subject:** FW: 62 HOTCHKISS L Torrington, CT 06790 / 682762505 / 170205105

Please confirm that the attached 3 liens have been paid. 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:** McDonald, Mishka [mailto:mishka.mcdonald@svclnk.com]  
**Sent:** Friday, August 25, 2017 9:50 AM  
**To:** Elaine Fabiaschi <Elaine\_Fabiaschi@torringtonct.org>  
**Subject:** 62 HOTCHKISS L Torrington, CT 06790 / 682762505 / 170205105

Hello Elaine,

Please provide a recorded Release for the attached Utility Liens, and provide an ETA.

Thank You

**Mishka McDonald**

*REO Title Curative, Department*

**O:** 888-414-6616 EXT 62440 | **M:** 412-776-2440 | **F:** 866-497-3791 | **E:** [mishka.mcdonald@svclnk.com](mailto:mishka.mcdonald@svclnk.com)  
**A:** 1400 Cherrington Parkway | Moon Township PA 15108 | [svclnk.com](http://svclnk.com)



NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

## Elaine Fabiaschi

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**From:** Elaine Fabiaschi  
**Sent:** Friday, August 25, 2017 10:08 AM  
**To:** Launa Goslee  
**Cc:** Jaime M. LaMere  
**Subject:** FW: 62 HOTCHKISS L Torrington, CT 06790 / 682762505 / 170205105  
**Attachments:** 170205105 liens.pdf

Please confirm that the attached 3 liens have been paid. 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

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**From:** McDonald, Mishka [mailto:mishka.mcdonald@svclnk.com]  
**Sent:** Friday, August 25, 2017 9:50 AM  
**To:** Elaine Fabiaschi <Elaine\_Fabiaschi@torringtonct.org>  
**Subject:** 62 HOTCHKISS L Torrington, CT 06790 / 682762505 / 170205105

Hello Elaine,

Please provide a recorded Release for the attached Utility Liens, and provide an ETA.

Thank You

## Mishka McDonald

*REO Title Curative, Department*

**O:** 888-414-6616 EXT 62440 | **M:** 412-776-2440 | **F:** 866-497-3791 **E:** [mishka.mcdonald@svclnk.com](mailto:mishka.mcdonald@svclnk.com)  
**A:** 1400 Cherrington Parkway | Moon Township PA 15108 | [svclnk.com](http://svclnk.com)



NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

**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 : 62 HOTCHKISS PL  
M/B/L: 109/022/006

BILL #2011-06-0009881  
VOL. PAGE


The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$392.00 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:

DESTINATION HOMES LLC  
20 GREENVIEW RD NEW MILFORD CT 06776

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

  
R THOMAS CROVO

201371808



Bk: 1160 Pg: 433  
06/17/2013 10:21:10 AM  
SEWER LIEN

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 : 62 HOTCHKISS PL  
M/B/L: 109/022/006

BILL #2012-06-0009881  
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$392.00 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:

DESTINATION HOMES LLC  
20 GREENVIEW RD NEW MILFORD CT 06776

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 12-173, AND 49-73A THROUGH 49-73I, AS REVISED.

Dated at TAX COLLECTOR , Connecticut, 16 June 2014

R THOMAS CROVO

201465089



Bk: 1183 Pg: 950  
06/17/2014 08:21:23 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 : 62 HOTCHKISS PL  
M/B/L: 109/022/006

BILL #2013-06-0009881  
VOL. 817 PAGE 1140


The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$404.00 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:

DESTINATION HOMES LLC  
20 GREENVIEW RD NEW MILFORD CT 06776

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

  
R THOMAS CROVO

201505335



Bk: 1202 Pg: 961  
04/24/2015 01:03:22 PM  
SEWER LIEN  
1 Pages  
Joseph L. Quartiero, Town and City Clerk

**SCHEDULE A**

A certain piece or parcel of land, with all buildings standing thereon, situated in said Torrington, bounded and described as follows:

**NORTHERLY:** by public highway known as Lake Street, 90.09 feet;  
**EASTERLY:** by land now or formerly of Clara Sabine, 85 feet;  
**SOUTHERLY:** by land now or formerly of L. Bogardus, 91.33 feet; and  
**WESTERLY:** by public highway known as Hotchkiss Place, 85 feet.

Being the same premises conveyed to John J. Sandor and Imelda Sandor by Special Deed from Anna A. Friday, Specially Authorized Person of the Estate of George L. Friday dated August 6, 1951 and recorded in the Torrington Land Records in 177 at Page 565. See Tax Certificate for Land Records dated September 8, 1976 recorded in Volume 307, Page 604.



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

THE UNDERSIGNED COLLECTOR OF REVENUE OF THE, WATER POLLUTION CONTROL AUTHORITY ("WPCA"), CITY OF TORRINGTON, IN THE COUNTY OF LITCHFIELD, 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 WPCA, CITY OF TORRINGTON WHICH REAL ESTATE IS DESCRIBED AS FOLLOWS :

PROP LOC : 62 HOTCHKISS PL

M/B/L: 109/022/006

UNIQUE ID: 0009881

BILL #:2015-06-0009881

VOL. 817 PAGE 1140

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$448.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of OCTOBER 01, 2015 and appearing in the bill in the name of:

DESTINATION HOMES LLC

20 GREENVIEW RD NEW MILFORD CT 06776

THE PRINCIPAL of which charge became due on 07/01/2016.

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 HER 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 CITY OF TORRINGTON , Connecticut, 04 May 2017



LAUNA M. GOSLEE, CCMC

2017110388



Bk: 1246 Pg: 505

05/04/2017 05:09:50 PM

SEWER LIEN TTC

1 Pages

Joseph L. Quartiero, Town and City Clerk

## Elaine Fabiaschi

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**From:** Joanne Matarese  
**Sent:** Wednesday, August 30, 2017 12:36 PM  
**To:** Elaine Fabiaschi; Launa Goslee  
**Cc:** Jaime M. LaMere  
**Subject:** RE: Franklin & Leitner, 351 Ledge Dr, Torrington

Good Afternoon Elaine,

The attached liens have been paid. The attached sewer and real estate bills both have zero balances showing that they have been paid.

Thank you,

*Joanne Matarese, CCMC*

Torrington Tax Collector, LLC  
140 Main Street, Room 134  
Torrington, CT 06790  
Phone: (860) 489-2209  
Fax: (860) 496-5905  
email: [Joanne\\_Matarese@torringtonct.org](mailto:Joanne_Matarese@torringtonct.org)

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**From:** Elaine Fabiaschi  
**Sent:** Wednesday, August 30, 2017 11:56 AM  
**To:** Launa Goslee; Joanne Matarese  
**Cc:** Jaime M. LaMere  
**Subject:** FW: Franklin & Leitner, 351 Ledge Dr, Torrington

Launa/Joanne,  
Can you confirm for me that these liens have been paid? 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

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**From:** Natasha Lawson [<mailto:NLawson@contilevylaw.com>]  
**Sent:** Wednesday, August 30, 2017 11:12 AM  
**To:** Elaine Fabiaschi <[Elaine\\_Fabiaschi@torringtonct.org](mailto:Elaine_Fabiaschi@torringtonct.org)>  
**Cc:** Vera Hatfield <[Verah@hlf.com](mailto:Verah@hlf.com)>; David Cusick <[dmc@hlf.com](mailto:dmc@hlf.com)>  
**Subject:** Franklin & Leitner, 351 Ledge Dr, Torrington

## Elaine Fabiaschi

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**From:** Natasha Lawson <NLawson@contilevylaw.com>  
**Sent:** Wednesday, August 30, 2017 11:12 AM  
**To:** Elaine Fabiaschi  
**Cc:** Vera Hatfield; David Cusick  
**Subject:** Franklin & Leitner, 351 Ledge Dr, Torrington  
**Attachments:** Leitner tax liens.pdf; Leitner 2013 sewer bill.pdf; Leitner 2013 tax bill.pdf

Good Afternoon Elaine,

Our office is representing Michael Franklin, Brett Leitner and Ella Leitner in the sale of their Lakeridge unit located at 351 Ledge Drive. A search of the land records reveals a tax lien and sewer lien that have not been released. Copies are attached. I have obtained proof of payment for the real estate tax and sewer use fees referenced in the recorded liens. Copies are attached for your review. We are requesting that the City of Torrington, Tax Collector's Office issue Releases for both liens and record on the Land Records so this property will have a clear title.

Thank you for your assistance with this matter. I look forward to hearing from you regarding our request.

Yours truly,

*Natasha J. Lawson*

Real Estate Paralegal

Law Offices of Conti & Levy

355 Prospect Street, P.O. Box 239

Torrington, CT 06790

(860) 482-4451

(860) 489-6306 (fax)

(413) 519-7657 (cell)

[nlawson@contilevylaw.com](mailto:nlawson@contilevylaw.com)

**\*\*Please note my office hours are 9:00 a.m. – 2:00 p.m.**

**\*\*PLEASE NOTE\*\*** Hackers have gained illegal access to some attorney email accounts and have requested funds be wired to another account or have requested that personal information be disclosed via email. Please always contact our office by phone to confirm wire requests and do not send any personal information (social security numbers, account numbers, ect.) via unsecured email.

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\*2013010008977\*

GENERAL DATA REAL ESTATE CITY OF TORRINGTON TAX COLLECTOR

AS OF 08/30/2017

BILL NO: 2013-01-0008977  
UNIQUE ID: 0008977  
LINK# 2016DQ0001717  
FILE#  
BANK:  
ESCROW:  
VOL/PAGE: 1187-995  
LIEN VOL/PAGE: 1202/4  
DISTRICT:  
/lien  
PROP ASSESSED: 121,950  
EXEMPTIONS:  
COC CHANGE:  
NET VALUE: 121,950  
MILL RATE: 36.3200

CURRENT OWNER: FRANKLIN MICHAEL 50% &  
ORIGINAL OWNER: ROSENBLATT HARVEY & JOAN SURV  
C/O: LEITNER BRETT & ELLA 25% EA SU  
ADDRESS: 417 GRAND ST APT 1704  
ADDRESS2:  
CITY ST ZIP: NEW YORK NY 10002  
COUNTRY:  
PROP LOC.: 351 LEDGE DR  
EXR PROP LOC: 351  
M/B/L: 240/001/001/351

ELD CODE: 0  
EXMPT CHANGE:

\*\*\* BILLED \*\*\*

INST1: TOWN  
INST2: 2,214.61  
INST3: 2,214.61  
INST4: 0.00  
ADJS: 0.00  
TOT TAX: 4,429.22  
TOTAL PAID: 4,429.22

TOTALS  
2,214.61  
2,214.61  
0.00  
0.00  
0.00  
4,429.22  
4,429.22

\*\*\* PAYMENTS \*\*\*

TYPE CYCLE DATE  
Pmt 1 07/05/2016  
Pmt 1 07/05/2016  
Pmt 9 08/04/2014

TOTAL PAYMENTS:

TOTAL BALANCE DUE AS OF 08/30/2017

INT DUE:  
LIEN DUE:  
FEES DUE:  
TAX DUE NOW:  
TOT DUE NOW:  
BALANCE DUE:

AMOUNT  
0.00  
2,214.61  
2,214.61  
4,429.22

INTEREST  
0.00  
597.94  
0.00  
597.94

LIENS  
0.00  
24.00  
0.00  
24.00

FEES  
3.00  
425.48  
0.00  
428.48

TOTALS  
3.00  
3,262.03  
2,214.61  
5,479.64

\*\*\* FLAGS \*\*\*

Circuit Breaker Amount: 0  
Invalid Address Flag No  
ADD. MESSAGES

6/29/2016-BRETT LEITNER CALLED...WAS FINALLY FORWARDED A BILL. MAILING ADDRESS FOR BRETT & ELLA LEITNER & MICHAEL FRANKLIN IS: 417 GRAND STREET, APT. 1704,  
NEW YORK, NY 10002. BRETT PHONE NUMBER: 347-882-1331. ADVISED THEM TO CONTACT ASSESSOR OFFICE TO CHANGE ADDRESS. JM

**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 : 351 LEDGE DR

M/B/L: 240/001/001/351

ORG. OWNER: ROSENBLATT HARVEY & JOAN SURV

BILL #2013-01-0008977

VOL. 1187 PAGE 995

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$2,214.61 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:

FRANKLIN MICHAEL 50% &

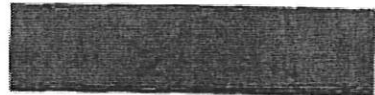
LEITNER BRETT & ELLA 25% EA SU

351 LEDGE DR 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

201506292



Bk: 1202 Pg: 4

04/23/2015 04:44:51 PM

TAX 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 : 351 LEDGE DR 351

M/B/L: 240/001/001

BILL #2013-06-0008977

VOL. 1187 PAGE 995

ORG. OWNER: ROSENBLATT HARVEY & JOAN SURV

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$89.19 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:

FRANKLIN MICHAEL 50% &

LEITNER BRETT & ELLA 25% EA SU

351 LEDGE DR 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



R THOMAS CROVO

201506337



Bk: 1202 Pg: 1128

04/24/2015 01:05:58 PM

SEWER LIEN

1 Pages

Joseph L. Quartiero, Town and City Clerk



\*2013060008977\*

GENERAL DATA SEWER USE

AS OF 08/30/2017

BILL NO: 2013-06-0008977  
UNIQUE ID: 0008977  
LIEN VOL/PAGE: 1202/1129  
BANK: FRANKLIN MICHAEL 50% &  
LEITNER BRETT & ELIA 25% EA SU  
351 LEDGE DR  
TORRINGTON CT 06790-0000  
351 LEDGE DR 351  
NAME:  
CO NAME:  
ADDRESS:  
ADDRESS2:  
CITY ST ZIP:  
COUNTRY:  
PROP LOC.:  
DISTRICT:  
PLAN CODE: RES  
SEWER CODE: 20  
QUANTITY: 1.00  
METER #: BANK  
Flag(s): /BACK TAXES/Lien

\*\*\* BILLED \*\*\*

TYPE	INST 1	INST 2	INST 3	INST 4	TOTAL	PAID
SEWER	101.00	101.00	0.00	0.00	202.00	202.00
ADJUST	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	101.00	101.00	0.00	0.00	202.00	202.00

\*\*\* LAST BILLED \*\*\*

Date: 7/1/2014

Principal: \$202.00

Arrears: \$586.00

Credit: \$0.00

Interest: \$193.03

Lien: \$48.00

Fee: \$6.00

\*\*\* PAYMENTS \*\*\*

TYPE	CYCLE	DATE	TERM/BATCH	SEQ	INST	AMOUNT	INTEREST	BINT	LIENS	FEES	TOTALS	DEF	OVR
Pmt	1	07/05/2016	80/228	75	T	0.00	0.00	0.00	0.00	6.48	6.48		
Pmt	1	07/05/2016	80/228	74	T	0.00	0.00	0.00	0.00	3.00	3.00		
Pmt	1	07/05/2016	80/228	73	T	89.19	24.08	0.00	24.00	20.59	157.86		P
Pmt	9	08/06/2014	9/1100	16	2	11.81	0.00	0.00	0.00	0.00	11.81		
Pmt	9	08/06/2014	9/1100	15	1	101.00	0.00	0.00	0.00	0.00	101.00		
TOTAL PAYMENTS:						202.00	24.08	0.00	24.00	30.07	280.15		

TOTAL BALANCE DUE AS OF 08/30/2017

TYPE	PRINC DUE	INT DUE	LIEN DUE	FEE DUE	TOTAL	BALANCE
SEWER	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00

\*\*\* FLAGS \*\*\*

Warrant Flag: NO  
Bankrupt: NO  
Suspense Flag: No  
Invalid Address Flag: No

## Elaine Fabiaschi

---

**From:** Joanne Matarese  
**Sent:** Wednesday, August 30, 2017 3:29 PM  
**To:** Elaine Fabiaschi; Launa Goslee  
**Cc:** Jaime M. LaMere  
**Subject:** RE: 34 Ford Lane (Bronzo/O'Neil  
**Attachments:** 2010 GL SEWER PAID RECEIPT - 34 FORD LN.pdf; 2011 GL SEWER PAID RECEIPT - 34 FORD LN.pdf; 2012 GL SEWER PAID RECEIPT - 34 FORD LN.pdf; 2013 GL SEWER PAID RECEIPT - 34 FORD LN.pdf; 2014 GL SEWER LIEN RELEASE FOR 34 FORD LN.pdf

Hello Elaine,

Attached are the paid receipts for the liens...and the recorded sewer lien release for 2014 GL sewer. All delinquent sewer taxes were paid on 4/3/2017, including the 2015 GL sewer (before a lien was filed). Please let me know if you need more information.

Thank you,

*Joanne Matarese, CCME*

Torrington Tax Collector, LLC  
140 Main Street, Room 134  
Torrington, CT 06790  
Phone: (860) 489-2209  
Fax: (860) 496-5905  
email: [Joanne\\_Matarese@torringtonct.org](mailto:Joanne_Matarese@torringtonct.org)

---

**From:** Elaine Fabiaschi  
**Sent:** Wednesday, August 30, 2017 2:25 PM  
**To:** Launa Goslee; Joanne Matarese  
**Cc:** Jaime M. LaMere  
**Subject:** FW: 34 Ford Lane (Bronzo/O'Neil

Just received – Could you confirm or not whether the attached liens have been paid? 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:** Connie Oughstun [<mailto:c.oughstun@newingtonlaw.com>]  
**Sent:** Wednesday, August 30, 2017 12:21 PM



**To:** Elaine Fabiaschi <Elaine\_Fabiaschi@torringtonct.org>

**Subject:** re: 34 Ford Lane (Bronzo/O'Neil

Hi Elaine

this property was sold and closed back in April 2017. There were 5 Sewer liens paid off by the bank and one paid off at closing.

The Releases for the sewer liens were never done or recorded. Can you please see that this gets done and if possible send me confirmation when done.

We spoke on the phone today regarding this matter and I understand this has to go before a committee and that won't be til the 3rd Monday of the month.

Thanks for your help in this matter.

Connie Oughstun  
Griffith & Kelly, LLC  
66 Cedar Street  
Newington, CT 06111  
Phone: 860-667-0855  
Fax: 860-667-9260



\*2012060014487\*

GENERAL DATA SEWER USE

AS OF 08/30/2017

BILL NO: 2012-06-0014487  
UNIQUE ID: 0014487  
LIEN VOL/PAGE: 0/0  
BANK: BRONZO ZACHARY & MAGDALENA SURV  
DISTRICT: RES  
PLAN CODE: 20  
SEWER CODE: 20  
QUANTITY: 1.00  
METER #: 25305200  
Flag(s): /BACK TAXES/Lien

\*\*\* BILLED \*\*\*  
TYPE INST 1 INST 2 INST 3 INST 4 TOTAL PAID  
SEWER 98.00 98.00 0.00 0.00 196.00 196.00  
ADJUST 0.00 0.00 0.00 0.00 0.00 0.00  
TOTAL 98.00 98.00 0.00 0.00 196.00 196.00  
\*\*\* LAST BILLED \*\*\*  
Date: 7/1/2013  
Principal: \$196.00  
Arrears: \$390.00  
Credit: \$0.00  
Interest: \$93.43  
Lien: \$24.00  
Fee: \$0.00

\*\*\* PAYMENTS \*\*\*  
TYPE CYCLE DATE TERM/BATCH SEQ INST AMOUNT INTEREST BINT LIENS FEES TOTALS DEF OVR  
Pmt 10 04/03/2017 18/338 56 T 0.00 0.00 0.00 0.00 3.00 3.00  
Pmt 10 04/03/2017 18/338 55 196.00 123.48 0.00 24.00 51.52 395.00  
TOTAL PAYMENTS: 196.00 123.48 0.00 24.00 54.52 398.00

TOTAL BALANCE DUE AS OF 08/30/2017  
TYPE PRINC DUE INT DUE LIEN DUE FEE DUE BALANCE  
SEWER 0.00 0.00 0.00 0.00 0.00  
TOTAL 0.00 0.00 0.00 0.00 0.00

\*\*\* FLAGS \*\*\*  
Warrant Flag: NO  
Bankrupt: No  
Suspense Flag: No  
Invalid Address Flag: No



\*2013060014487\*

GENERAL DATA SEWER USE

BILL NO: 2013-06-0014487  
UNIQUE ID: 0014487  
LIEN VOL/PAGE: 1202/693  
BANK:  
DISTRICT: RES  
PLAN CODE: 20  
SEWER CODE: 20  
QUANTITY: 1.00  
METER #: 25305200  
Flag(s): /BACK TAXES/Lien

NAME: BRONZO ZACHARY & MAGDALENA SURV  
CO NAME:  
ADDRESS: 34 FORD LN  
ADDRESS2:  
CITY ST ZIP: TORRINGTON CT 06790-0000  
COUNTRY:  
PROP LOC.: 34 FORD LN  
BANK

AS OF 08/30/2017

\*\*\* BILLED \*\*\*

\*\*\* LAST BILLED \*\*\*

COLLECTION AGENCY : RF-9/9/2016

TYPE	INST 1	INST 2	INST 3	INST 4	TOTAL	PAID
SEWER	101.00	101.00	0.00	0.00	202.00	202.00
ADJUST	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	101.00	101.00	0.00	0.00	202.00	202.00

Date: 7/1/2014  
Principal: \$202.00  
Arrears: \$586.00  
Credit: \$0.00  
Interest: \$193.03  
Lien: \$48.00  
Fee: \$6.00

\*\*\* PAYMENTS \*\*\*

TYPE	CYCLE	DATE	TERM/BATCH	SEQ	INST	AMOUNT	INTEREST	BINT	LIENS	FEES	TOTALS	DEF	OVR
Pmt	10	04/03/2017	18/338	58	T	0.00	0.00	0.00	0.00	3.00	3.00		
Pmt	10	04/03/2017	18/338	57		202.00	90.91	0.00	24.00	47.54	364.45		
TOTAL PAYMENTS:											50.54		
											367.45		

TOTAL BALANCE DUE AS OF 08/30/2017

TYPE	PRINC DUE	INT DUE	LIEN DUE	FEE DUE	TOTAL	BALANCE
SEWER	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00

\*\*\* FLAGS \*\*\*

Warrant Flag: NO  
Bankrupt: No  
Suspense Flag: No  
Invalid Address Flag: No



\*2010060014487\*

GENERAL DATA SEWER USE

AS OF 08/30/2017

BILL NO: 2010-06-0014487  
UNIQUE ID: 0014487  
LIEN VOL/PAGE: 0/0  
BANK: BRONZO ZACHARY & MAGDALENA SURV  
DISTRICT: 34 FORD LN  
PLAN CODE: RES  
SEWER CODE: 20  
QUANTITY: 1.00  
METER #: 25305200  
Flag(s): /Lien

\*\*\* BILLED \*\*\*  
TYPE INST 1 INST 2 INST 3 INST 4 TOTAL PAID  
SEWER 97.00 97.00 0.00 0.00 194.00 194.00  
ADJUST 0.00 0.00 0.00 0.00 0.00 0.00  
TOTAL 97.00 97.00 0.00 0.00 194.00 194.00  
Date: 7/1/2011  
Principal: \$194.00  
Arrears: \$0.00  
Credit: \$0.00  
Interest: \$0.00  
Lien: \$0.00  
Fee: \$0.00

\*\*\* PAYMENTS \*\*\*  
TYPE CYCLE DATE TERM/BATCH SEQ INST AMOUNT INTEREST BINT LIENS FEES TOTALS DEF OVR  
Pmt 10 04/03/2017 18/338 52 194.00 192.07 0.00 24.00 61.51 471.58  
TOTAL PAYMENTS: 194.00 192.07 0.00 24.00 61.51 471.58

TOTAL BALANCE DUE AS OF 08/30/2017  
TYPE PRINC DUE INT DUE LIEN DUE FEE DUE TOTAL  
SEWER 0.00 0.00 0.00 0.00 0.00  
TOTAL 0.00 0.00 0.00 0.00 0.00

\*\*\* FLAGS \*\*\*  
Warrant Flag: NO  
Bankrupt: NO  
Suspense Flag: No  
Invalid Address Flag: No



\*2011060014487\*

GENERAL DATA SEWER USE

AS OF 08/30/2017

BILL NO: 2011-06-0014487  
UNIQUE ID: 0014487  
LIEN VOL/PAGE: 0/0  
BANK: BRONZO ZACHARY & MAGDALENA SURV  
DISTRICT: RES  
PLAN CODE: 20  
SEWER CODE: 20  
QUANTITY: 1.00  
METER #: 25305200  
Flag(s): /BACK TAXES/Lien

\*\*\* BILLED \*\*\*  
TYPE INST 1 INST 2 INST 3 INST 4 TOTAL PAID  
SEWER 98.00 98.00 0.00 0.00 196.00 196.00  
ADJUST 0.00 0.00 0.00 0.00 0.00 0.00  
TOTAL 98.00 98.00 0.00 0.00 196.00 196.00  
COLLECTION AGENCY : RF-9/9/2016  
Date: 7/1/2012  
Principal: \$196.00  
Arrears: \$194.00  
Credit: \$0.00  
Interest: \$29.11  
Lien: \$0.00  
Fee: \$0.00

\*\*\* PAYMENTS \*\*\*  
TYPE CYCLE DATE TERM/BATCH SEQ INST AMOUNT INTEREST BINT LIENS FEES TOTALS DEF OVR  
Pmt 10 04/03/2017 18/338 54 T 0.00 0.00 0.00 0.00 3.00 3.00  
Pmt 10 04/03/2017 18/338 53 196.00 158.76 0.00 24.00 56.81 435.57  
TOTAL PAYMENTS: 196.00 158.76 0.00 24.00 59.81 438.57

TOTAL BALANCE DUE AS OF 08/30/2017  
TYPE PRINC DUE INT DUE LIEN DUE FEE DUE BALANCE  
SEWER 0.00 0.00 0.00 0.00 0.00  
TOTAL 0.00 0.00 0.00 0.00 0.00

\*\*\* FLAGS \*\*\*  
Warrant Flag: NO  
Bankrupt: NO  
Suspense Flag: No  
Invalid Address Flag: No

## Elaine Fabiaschi

---

**From:** Connie Oughstun <c.oughstun@newingtonlaw.com>  
**Sent:** Wednesday, August 30, 2017 12:21 PM  
**To:** Elaine Fabiaschi  
**Subject:** re: 34 Ford Lane (Bronzo/O'Neil  
**Attachments:** Sewer Liens BronzoOneil.pdf

Hi Elaine

this property was sold and closed back in April 2017. There were 5 Sewer liens paid off by the bank and one paid off at closing.

The Releases for the sewer liens were never done or recorded. Can you please see that this gets done and if possible send me confirmation when done.

We spoke on the phone today regarding this matter and I understand this has to go before a committee and that won't be til the 3rd Monday of the month.

Thanks for your help in this matter.

Connie Oughstun  
Griffith & Kelly, LLC  
66 Cedar Street  
Newington, CT 06111  
Phone: 860-667-0855  
Fax: 860-667-9260

201268061



Bk: 1133 Pg: 731  
06/15/2012 12:42:04 PM  
SEWER LIEN

Joseph L. Quattrone, 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 : 34 FORD LN  
M/B/L: 104/003/016  
ORG. OWNER:

BILL #2010-06-0014487  
VOL. 1012 PAGE 671

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:

BRONZO ZACHARY & MAGDALENA SURV  
34 FORD LN 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 TAX 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 Crovo*  
R THOMAS CROVO

#3  
on  
Sdu B

pd in full  
release not  
re corded

**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 : 34 FORD LN  
M/B/L: 104/003/016

BILL #2011-06-0014487  
VOL. 1012 PAGE 671

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, 2012 and appearing in the bill in the name of:

BRONZO ZACHARY & MAGDALENA SURV  
34 FORD LN 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



R THOMAS CROVO

201971893



BK: 1160 Pg: 293  
06/17/2013 10:13:18 AM  
SEWER LIEN

Joseph L. Quartiero, Town and City Clerk

#4  
on  
Sch B

pd in full  
Release not  
re corded



**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 : 34 FORD LN  
M/B/L: 104/003/016

BILL #2012-06-0014487  
VOL. 1012 PAGE 671

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:

BRONZO ZACHARY & MAGDALENA SURV  
34 FORD LN 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 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 2014



R THOMAS CROVO

201465097



Bk: 1183 Pg: 695  
06/17/2014 08:16:53 AM  
SEWER LIEN  
1 Pages  
Joseph L. Quariero, Town and City Clerk

#5  
on  
sch B

pd in full  
Release not recorded

**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 : 34 FORD LN  
M/B/L: 104/003/016

BILL #2013-06-0014487  
VOL. 1012 PAGE 671

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:

BRONZO ZACHARY & MAGDALENA SURV  
34 FORD LN 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



R THOMAS CROVO

201605333



Bk: 1202 Pg: 693  
04/24/2015 12:58:51 PM  
SEWER LIEN  
1 Pages  
Joseph L. Quantiero, Town and City Clerk

A6 or  
SD B

pd in full  
release not recorded