

Memorandum

To: Elinor Carbone, Mayor
City Council

From: Jaime M. LaMere, Corporation Counsel

Date: April 16, 2018

Re: Release of liens

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

Nicole G. & Shawn R. Kelley
72 Chamberlain Street
Torrington, CT

Sewer Use Lien	\$101.00	Vol. 1203 Page 298	Dated 4/23/2015	Recorded 4/24/2015
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Mark A. & Meghan Ann Nightingale
156 Lafayette Street
Torrington, CT

Sewer Use Lien	\$392.00	Vol. 1161 Page 95	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$392.00	Vol. 1184 Page 678	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$404.00	Vol. 1203 Page 716	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: Elaine Fabiaschi
Sent: Tuesday, April 10, 2018 2:00 PM
To: Jaime M. LaMere
Subject: FW: 72 Chamberlain - Kelley

From: Launa Goslee
Sent: Tuesday, April 10, 2018 10:16 AM
To: Elaine Fabiaschi <Elaine_Fabiaschi@torringtonct.org>
Subject: RE: 72 Chamberlain - Kelley

Yes, this lien was paid 11/6/2016.

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, April 09, 2018 4:15 PM
To: Launa Goslee
Subject: 72 Chamberlain - Kelley

Hi Launa,
Can you confirm that the attached sewer lien is paid?

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

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 : 72 CHAMBERLAIN ST
M/B/L: 134/004/028

BILL #2013-06-0010095
VOL. 838 PAGE 12

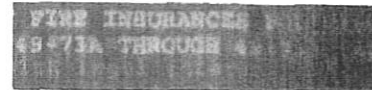
The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$101.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2014 and appearing in the bill in the name of:

KELLEY NICOLE G & SHAWN R SURV
72 CHAMBERLAIN ST TORRINGTON CT 06790

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

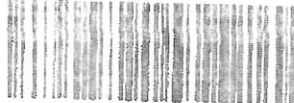
THIS CERTIFICATE IS FILED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE LAW. BY THE RECORDING OF THIS LIEN, THE UNDERSIGNED COLLECTOR OF REVENUE HEREBY GIVES NOTICE OF HIS INTENTION, IF NECESSARY, TO CLAIM AGAINST THE PROCEEDS OF FIRE INSURANCES POLICIES IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS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

Dated at TAX COLLECTOR , Connecticut, 23 April 2015



R THOMAS CROVO

201505040



Bk: 1203 Pg: 298
04/24/2015 01:12:43 PM
SEWER LIEN
1 Pages
Joseph L. Quariero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Friday, April 13, 2018 8:40 AM
To: Elaine Fabiaschi; Joanne Matarese
Cc: Jaime M. LaMere
Subject: RE: 156 Lafayette St - Nightingale

Good Morning,

This account was paid 7/19/2017.

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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From: Elaine Fabiaschi
Sent: Thursday, April 12, 2018 1:42 PM
To: Launa Goslee; Joanne Matarese
Cc: Jaime M. LaMere
Subject: 156 Lafayette St - Nightingale

Good afternoon,

Could you confirm if the attached sewer 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

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 : 156 LAFAYETTE ST
M/B/L: 111/001/009

BILL #2011-06-0005824
VOL. 1124 PAGE 409

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:

NIGHTINGALE MARK A & MEGHAN ANN SURV
156 LAFAYETTE 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



R THOMAS CROVO

201371909



Bk: 1181 Pg: 95
06/17/2013 10:41:09 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 : 156 LAFAYETTE ST
M/B/L: 111/001/009

BILL #2012-06-0005824
VOL. 1124 PAGE 409

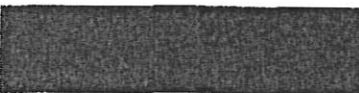
The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$392.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the list of July 01, 2013 and appearing in the bill in the name of:

NIGHTINGALE MARK A & MEGHAN ANN SURV
156 LAFAYETTE 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 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

201485108



Bk: 1184 Pg: 678
06/17/2014 08:46:28 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 : 156 LAFAYETTE ST
M/B/L: 111/001/009

BILL #2013-06-0005824
VOL. 821 PAGE 624

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:

NIGHTINGALE MARK A & MEGHAN ANN SURV
156 LAFAYETTE 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



R THOMAS CROVO

201595345



Bk: 1203 Pg: 716
04/24/2015 01:23:33 PM
SEWER LIEN
1 Pages
Joseph L Quartiero, Town and City Clerk

April 9, 2018

Torrington Corporation Counsel

140 Main Street 3rd Floor

Torrington, CT 06790

Re: Shawn & Nicole Kelley 72 Chamberlain Street Torrington, CT 06790

To whom it may concern,

Please release the lien filed on land records Vol. 1203 Pg. 298. This lien was filed for Bill # 2013-06-0010095 which was paid in 2016 however the lien was never released by the former tax collector.

Thank you,



Nicole Kelley

(860)480-2052

nicolegkelley@gmail.com