

Memorandum

To: Elinor Carbone, Mayor
City Council

From: Jaime M. LaMere, Corporation Counsel

Date: May 7, 2018

Re: Release of liens

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

Courtney M. & Jeffrey S. Kandefer

198 Central Avenue

Torrington, CT

(Return to: Attorney Patsy M. Renzullo, 65 Elm Street, Winsted, CT 06098)

Sewer Use Lien	\$202.00	Vol. 1202 Page 953	Dated 4/23/2015	Recorded 4/24/2015
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David & Maura A. Nazario

236 Wimbledon Gate North

Torrington, CT

(Return to: Holler Law Firm, LLC, Attn: Ellen S. Horen, 185 Plains Road, Suite 100W, Milford, CT 06461)

Sewer Use Lien	\$164.00	Vol. 971 Page 940	Dated 5/24/2006	Recorded 5/24/2006
Sewer Use Lien	\$164.00	Vol. 1012 Page 279	Dated 5/17/2017	Recorded 5/18/2007
Sewer Use Lien	\$170.00	Vol. 1046 Page 1090	Dated 6/23/2008	Recorded 7/1/2008
Sewer Use Lien	\$188.00	Vol. 1070 Page 748	Dated 6/11/2009	Recorded 7/10/2009
Sewer Use Lien	\$194.00	Vol. 1091 Page 154	Dated 6/17/2010	Recorded 6/25/2010
Sewer Use Lien	\$194.00	Vol. 1112 Page 112	Dated 6/16/2011	Recorded 6/17/2011
Sewer Use Lien	\$194.00	Vol. 1134 Page 606	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1161 Page 77	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1184 Page 657	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 691	Dated 4/23/2015	Recorded 4/24/2015

Beate A. & Kyle R. Monsam

120 Circle Drive

Torrington, CT

(Attorney Brian McCormick, 9 Mason Street, P.O. Box 598, Torrington, CT 06790)

Sewer Use Lien	\$194.00	Vol. 1134 Page 564	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1161 Page 29	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1184 Page 601	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 633	Dated 4/23/2015	Recorded 4/24/2015

Sam T. Ewen
41 Evergreen Road (G11 Evergreen Road)
Torrington, CT
(Attorney David M. Cusick, Howd, Lavieri & Finch, LLP, 682 Main Street, Winsted, CT 06098)

Tax Lien \$192.14 Vol. 1201 Page 1140 Dated 4/23/2015 Recorded 4/23/2015

Vincent Adell
132 Woodlawn Drive
Torrington, CT
(Lereta Tax & Flood Services, Attn: Stephanie M. Welsh-Stanfield, 1123 Park View Drive, Covina, CA 91724)

Sewer Use Lien \$202.00 Vol. 1202 Page 483 Dated 4/23/2015 Recorded 4/24/2015

Jeffery S. & Judith D. Savoy
158 Dorothy Drive
Torrington, CT
(Timios, Inc., Attn: Jeff Area, 601 S.Glenoaks Blvd, Suite 306, Burbank, CA 91502)

Sewer Use Lien	\$194.00	Vol. 1112 Page 169	Dated 6/16/2011	Recorded 6/17/2011
Sewer Use Lien	\$196.00	Vol. 1184 Page 989	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 1023	Dated 4/23/2015	Recorded 4/24/2015

Steven C. Frisbie
200 Silver Brook Lane
Torrington, CT
(Return to: CATIC, Attn. Ann Lazzaro-Mari, 101 Corporate Place, Rocky Hill, CT 06067)

Sewer Use Lien \$194.00 Vol. 1110 Page 916 Dated 6/16/2011 Recorded 6/17/2011

John K. & Carole A. Winegar
22 Maple Street
Torrington, CT
(Return to: Paul R. Griffin, Esq., 157 Migeon Avenue, Torrington, CT 06790)

Sewer Use Lien \$202.00 Vol. 1204 Page 201 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: Joanne Matarese
Sent: Thursday, April 19, 2018 8:42 AM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: 198 Central Avenue-sewer use lien

Good Morning Jaime,

Yes, the lien on 2013-06-0009404, referenced in Vol. 1202/Pg. 953 has been paid. Have a great day!

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

From: Jaime M. LaMere
Sent: Thursday, April 19, 2018 8:13 AM
To: Launa Goslee; Joanne Matarese
Subject: 198 Central Avenue-sewer use lien

Good morning. I have received a request from Atty Renzullo for a release on a sewer lien recorded in Volume 1202, Page 953 in the amount of \$202.00. Can you please confirm if this has been paid?

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street
Torrington, CT 06790
Tel.: (860) 489-2526
Fax: (860) 489-2581

Renzullo & Associates Law Office

65 Elm Street

Winsted, Connecticut 06098

Telephone 860-379-9885 Telefax 860-738-4906

Patsy M. Renzullo

* patsy.renzullo@hotmail.com

Gregory T. Nolan

gtnolan55@hotmail.com

* also admitted in New York

April 13, 2018

Office of Corporate Counsel
140 Main St.
Torrington, CT 06790

Re: **198 Central Avenue**

Dear Sir or Madam:

We have been directed to your office by the Office of the Tax Collector which has advised that the sewer lien at Vol. 1202, Page 953 was paid on November 29, 2016 and should be released through your office, and that is the purpose of this letter.

Please confirm payment and provide a release at your earliest convenience.
Thank you.

Very truly yours,


Patsy M. Renzullo
PMR/dmr

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 : 198 CENTRAL AVE
M/B/L: 110/005/019

BILL #2013-06-0009404
VOL. 294 PAGE 458

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:

DENZA COURTNEY M & SURV
KANDEFER JEFFREY S
198 CENTRAL AVE 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

201505335



Bk: 1202 Pg: 953
04/24/2015 01:03:22 PM
SEWER LIEN
1 Pages
Joseph L. Quariero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Monday, April 23, 2018 11:54 AM
To: Jaime M. LaMere; Joanne Matarese
Subject: RE: Sewer use, assessment liens on 236 Wimbledon Gate North

Yes, the accounts were paid in full in February 2018.

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: Jaime M. LaMere
Sent: Monday, April 23, 2018 11:53 AM
To: Launa Goslee; Joanne Matarese
Subject: FW: Sewer use, assessment liens on 236 Wimbledon Gate North

I apologize for the inconvenience, but I need to independently verify that the attached liens have been paid. Property owners are David and Maura Nazario (236 Wimbledon Gate North).

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street
Torrington, CT 06790

Tel.: (860) 489-2526
Fax: (860) 489-2581

From: Ellen Horen [mailto:EHoren@hollerlawfirm.com]
Sent: Monday, April 23, 2018 11:51 AM
To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Cc: Elaine Fabiaschi <Elaine_Fabiaschi@torringtonct.org>
Subject: Sewer use, assessment liens on 236 Wimbledon Gate North

Hello again,

There were 12 sewer liens on this file and the tax office told me that the liens from the tax years 2014 and 2015 have been released.

The tax office told me that all have been paid back in February.

Please advise if these can all be addressed for the May town counsel meeting?

And will there be ten separate original releases coming our way that we need to put funds aside to record? 10 x \$60 = \$600

The liens we need to have released are listed below [and attached]
10 liens all against Nazario 236Wimbledon Gate North

TY 2013 recorded 2015 1203 / 691
TY 2012 recorded 2014 1184 / 657
TY 2011 recorded 2013 1161 / 77
TY 2010 recorded 2012 1134 / 606
TY 2009 recorded 2011 1112 / 112
TY 2008 recorded 2010 109 / 154
TY 2007 recorded 2009 1070 / 748
TY 2006 recorded 2008 1046 / 1090
TY 2005 recorded 2007 1012 / 279
TY 2004 recorded 2006 971 / 940

Ellen S. Horen
Paralegal
Holler Law Firm, LLC.
185 Plains Road, Suite 100W
Milford, CT 06461
t.(203) 301-4333 x 108
f.(203) 306-3113
ehoren@hollerlawfirm.com
www.hollerlawfirm.com

WARNING – FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Follow us on



WHEN EMAILING ME ABOUT A REAL ESTATE MATTER, PLEASE INCLUDE MY FILE NUMBER IN THE SUBJECT LINE OF YOUR EMAIL. DOING SO WILL ATTACH YOUR EMAIL DIRECTLY INTO OUR FILE AND ALLOW US TO SERVE YOU BETTER.

OUR FILE NUMBER IS SHOWN IN THE SUBJECT LINE ABOVE IN THE FOLLOWING FORMAT: "Hxxxxx."

I strive to provide excellent customer service. If you feel I am not providing timely or complete service, please feel free to escalate any concerns to my supervisor, Kerry Patton, Managing Atty-Title Ops, kpattonesq@hollerlawfirm.com Phone No: (203)301-4333| Ext: 101

To contact a member of my team, please email title@hollerlawfirm.com.

313219

CERTIFICATE OF CONTINUING TAX LIEN FOR NOT MORE THAN FIFTEEN YEARS 0940

The undersigned Tax Collector for the 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 hereof a tax lien in favor of the said R. Thomas Crovo, Tax Collector upon certain real estate situated in said City of Torrington, which real estate is described as follows:


ACCT. #	NAME	PROPERTY LOCATION	VOL/PAGE	AMOUNT
014220-U	NAZARIO DAVID & MAURA A-SURV	236 WIMBLEDON ST		164.00

The lien continued by this certificate is to secure payment of the above taxes due to the said R. Thomas Crovo, Tax Collector with legal interest, fees and charges thereon, laid on the assessment list of October 1 2004, and appearing in the rate bill in the above names, the principal of which tax became due on 7/01/2005 & 1/01/2006

This certificate is filed in accordance with the provisions of the applicable law.

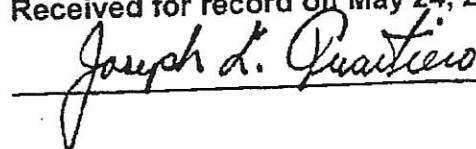
By the recording of this lien the undersigned Tax Collector hereby gives notice of his/her intention, if necessary to claim against the proceeds of fire insurance policies in accordance with the provisions of Sections 12-173 and 49-73a through 49-73i as revised.

Dated at City of Torrington, the ENTERED MAY 24 2006



R. Thomas Crovo, Tax Collector

Received for record on May 24, 2006, at 4:00 p.m. by



Town Clerk.

Law

VOL 1012 PAGE 0279

CERTIFICATE OF CONTINUING TAX LIEN FOR NOT MORE THAN FIFTEEN YEARS

The undersigned Tax Collector for the 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 hereof a tax lien in favor of the said R. Thomas Crovo, Tax Collector upon certain real estate situated in said City of Torrington, which real estate is described as follows:

ACCT. #	NAME	PROPERTY LOCATION	VOL/PAGE	AMOUNT
014220-U	NAZARIO DAVID & MAURA A-SURV	236 WIMBLEDON		164.00

The lien continued by this certificate is to secure payment of the above taxes due to the said R. Thomas Crovo, Tax Collector with legal interest, fees and charges thereon, laid on the assessment list of October 1 2005, and appearing in the rate bill in the above names, the principal of which tax became due on 7/01/2006 & 1/01/2007

This certificate is filed in accordance with the provisions of the applicable law.

By the recording of this lien the undersigned Tax Collector hereby gives notice of his/her intention, if necessary to claim against the proceeds of fire insurance policies in accordance with the provisions of Sections 12-173 and 49-73a through 49-73i as revised.

Dated at City of Torrington, the

ENTERED MAY 17 2007
day of



0326281
326281

R. Thomas Crovo
R. Thomas Crovo, Tax Collector

Received for Record May 18, 2007 at 12:30 P.M. recorded by

Steven

Asst Town Clerk

CERTIFICATE CONTINUING SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

The undersigned TAX COLLECTOR of the 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 hereof a SEWER USE in favor of the said CITY OF TORRINGTON which real estate is described as follows:

PROP LOC : 236 WIMBLEDON GATE N
M/B/L:

BILL #2006-06-0014220
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$170.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the SEWER USE list of July 01, 2007 and appearing in the SEWER USE bill in the name of:

NAZARIO DAVID & MAURA A-
SURV
236 WIMBLEDON GATE N TORRINGTON CT 06790

THE PRINCIPAL of which charge became due on 07/01/2007.

This certificate is filed in accordance with the provisions of the applicable law. By the recording of this lien the undersigned TAX COLLECTOR hereby gives notice of his/her intention, if necessary, to claim against the proceeds of fire insurance policies in accordance with the provisions of Sections 12-173 and 49-73a through 49-73i as revised

Dated at TAX COLLECTOR, Connecticut, 23 June 2008

R THOMAS CROVO
Tax Collector

Received for Record _____ at _____ o'clock _____
and recorded in CITY OF TORRINGTON
Records Vol _____ Page _____ By _____

Town Clerk

20085981



BK: 1046 PG: 1090
7/1/2008 12:38:07 PM

SEWER LIEN

Joseph L. Quartiero, Town and City Clerk

Sewer

CERTIFICATE OF CONTINUING ~~TAX~~ LIEN FOR NOT MORE THAN FIFTEEN YEARS (REGULAR)

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 : 236 WIMBLEDON GATE N
M/B/L: 219/001/084
ORG. OWNER:

BILL #2007-06-0014220
VOL. 783 PAGE 442

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$188.00 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2007 and appearing in the rate bill in the name of:

NAZARIO DAVID & MAURA A- *SURV*
236 WIMBLEDON GATE N TORRINGTON CT 06790

THE PRINCIPAL of which tax became due on 07/01/2008 and 01/01/2009.

THE LIEN CONTINUED BY THIS CERTIFICATE IS TO SECURE PAYMENT OF THE ABOVE TAXES DUE TO SAID CITY OF TORRINGTON WITH LEGAL INTEREST, FEES AND CHARGES THEREON, LAID ON THE ASSESSMENT LIST OF OCTOBER 1, 2007 AND APPEARING IN THE RATE BILL IN THE ABOVE NAMES, THE PRINCIPAL OF WHICH TAX BECAME DUE ON July 01, 2008 AND January 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, 11 June 2009

R. Thomas Crovo

R THOMAS CROVO

200922841



Bk: 1070 Pg: 748

07/10/2009 01:18:48 PM

~~TAX~~ LIEN *Sewer*

-1 Pages

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 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 : 236 WIMBLEDON GATE N

M/B/L: 219/001/084

ORG. OWNER:

BILL #2008-06-0014220

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:

NAZARIO DAVID & MAURA A SURV

236 WIMBLEDON GATE N TORRINGTON CT 06790-5245

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

201034011



Bk: 1081 Pg: 154

06/25/2010 01:27:30 PM

SEWER LIEN

-1 Pages

Joseph L. Quartiero, Town and City Clerk

201145131



Bk: 1112 Pg: 112

06/17/2011 01:55:46 PM

SEWER LIEN

1 Pages

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 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 : 236 WIMBLEDON GATE N
M/B/L: 219/001/084

BILL #2009-06-0014220
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:

NAZARIO DAVID & MAURA A SURV
236 WIMBLEDON GATE N 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

201258072



Bk: 1134 Pg: 606
06/15/2012 03:16:13 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 : 236 WIMBLEDON GATE N
M/B/L: 219/001/084

BILL #2010-06-0014220
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:

NAZARIO DAVID & MAURA A SURV
236 WIMBLEDON GATE N 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

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 : 236 WIMBLEDON GATE N
M/B/L: 219/001/084

BILL #2011-06-0014220
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, 2012 and appearing in the bill in the name of:

NAZARIO DAVID & MAURA A SURV
236 WIMBLEDON GATE N 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: 1161 Pg: 77
06/17/2013 10:41:08 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 : 236 WIMBLEDON GATE N
M/B/L: 219/001/084

BILL #2012-06-0014220
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:

NAZARIO DAVID & MAURA A SURV
236 WIMBLEDON GATE N 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

201486100



Bk: 1184 Pg: 657
06/17/2014 08:46:27 AM
SEWER LIEN
1 Pages
Joseph L. Quarlero, 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 : 236 WIMBLEDON GATE N
M/B/L: 219/001/084

BILL #2013-06-0014220
VOL. 783 PAGE 442


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:

NAZARIO DAVID & MAURA A SURV
236 WIMBLEDON GATE N 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

201505344



Bk: 1203 Pg: 691
04/24/2015 01:23:21 PM
SEWER LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Tuesday, April 24, 2018 10:03 AM
To: Jaime M. LaMere; Joanne Matarese
Subject: RE: 120 Circle Drive (Beate & Kyle Monsam)

Yes, they have. Liens for 2014 & 2015 should have been released by me, were they?

The others were paid 7/31/2017 as well.

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: Jaime M. LaMere
Sent: Tuesday, April 24, 2018 10:02 AM
To: Launa Goslee; Joanne Matarese
Subject: 120 Circle Drive (Beate & Kyle Monsam)

Can you please confirm that sewer use liens from 2012, 2013, 2014 and 2015 have been paid (1134/564, 1161/29, 1184/601 and 1203/633)?

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington

140 Main Street
Torrington, CT 06790
Tel.: (860) 489-2526
Fax: (860) 489-2581

EBERSOL, McCORMICK, REIS & STECK, LLC

ATTORNEYS AT LAW
9 MASON STREET
P. O. BOX 598

TORRINGTON, CONNECTICUT 06790

TEL (860) 482-8557 & (860) 482-5000

FAX (860) 482-8089 & (860) 496-1456

CHARLES R. EBERSOL, JR.
PEBERSOL@EMLAWFIRM.COM

BRIAN McCORMICK
BMCCORMICK@EMLAWFIRM.COM

April 16, 2018

V. PETER REIS, JR.
VPREIS@SRSPALAW.COM

JAMES P. STECK
JSTECK@EMLAWFIRM.COM

Jaime M. LaMere
Torrington Corporation Counsel
140 Main Street
Torrington, CT 06790

Dear Attorney LaMere:

RE: 120 Circle Drive

I represented Monument Realty, Inc. in a sale of property known as 120 Circle Drive, Torrington, CT.

Attorney Michael Magistrali represented the buyer, Josiel E. Batista Matos.

The title search reported that there are five outstanding sewer liens recorded in 2011, 2012, 2013, 2014 and 2015. (See attached Schedule B Exceptions setting forth the recording information of each.)

The tax collector reported to us that there are no outstanding sewer taxes but the liens were never released by the previous tax collector.

As the attorney for the seller, we are requesting that the City of Torrington prepare and file a Certificate Discharging Sewer Use Liens for the liens filed when the property was formerly held in the name(s) of: Beate A. Monsam and Kyle R. Monsam

We would greatly appreciate a copy of the Certificate Discharging Sewer Use Liens when filed so that we can advise Attorney Magistrali that the liens have been discharged. .

Yours truly,



Brian McCormick

BM/jp

Enclosure

cc: Michael Magistrali

C A T I C[®]

Continuation Sheet

Policy No. PC 03985872

Schedule B Exceptions are continued as follows:

6. Those matters shown and noted on a Proposed Subdivision of Sunrise Estates, dated May 1960, as revised on file in the Torrington Town Clerk's Office as Map No. 498, including a Connecticut Light and Power Company right of way and a 25' building line.
7. Easement from Frank A. Cleaveland to The U. G. I. Contracting Company dated November 11, 1926, recorded in Volume 101, Page 31 of the Torrington Land Records and subsequently transferred to CL&P by Quit Claim Deed dated January 9, 1931 and recorded in Volume 113 at Page 580 of the Torrington Land Records.
8. Easement from Flavio Santamaria to The Southern New England Telephone Company dated August 12, 1960, recorded in Volume 217, Page 399 of the Torrington Land Records.
9. Sewer Use Lien in the amount of \$194.00 in favor of the City of Torrington dated June 16, 2011 and recorded on June 17, 2011 at Volume 1112, page 100 of the Torrington Land Records.
10. Sewer Use Lien in the amount of \$194.00 in favor of the City of Torrington dated June 14, 2012 and recorded on June 15, 2012 at Volume 1134, page 564 of the Torrington Land Records.
11. Sewer Use Lien in the amount of \$196.00 in favor of the City of Torrington dated June 13, 2013 and recorded on June 17, 2013 at Volume 1161, page 029 of the Torrington Land Records.
12. Sewer Use Lien in the amount of \$196.00 in favor of the City of Torrington dated June 16, 2014 and recorded on June 17, 2014 at Volume 1184, page 601 of the Torrington Land Records.
13. Sewer Use Lien in the amount of \$202.00 in favor of the City of Torrington dated April 23, 2015 and recorded on April 24, 2015 at Volume 1203, page 633 of the Torrington Land Records.

201258072



Bk: 1134 Pg: 564
06/15/2012 03:16:11 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 : 120 CIRCLE DR

M/B/L: 140/009/009

ORG. OWNER:

BILL #2010-06-0005807

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:

MONSAM BEATE A & KYLE R

120 CIRCLE DR 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

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 : 120 CIRCLE DR

BILL #2011-06-0005807

M/B/L: 140/009/009

VOL. 980 PAGE 452

ORG. OWNER: MONSAM BEATE A & KYLE R

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:

MONSAM BEATE A & KYLE R SURV

120 CIRCLE DR 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

201371908



Bk: 1161 Pg: 29

06/17/2013 10:40:30 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 : 120 CIRCLE DR
M/B/L: 140/009/009

BILL #2012-06-0005807
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:

MONSAM BEATE A & KYLE R SURV
120 CIRCLE DR 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: 801
06/17/2014 08:44:13 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 : 120 CIRCLE DR
M/B/L: 140/009/009

BILL #2013-06-0005807
VOL. 980 PAGE 452

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:

MONSAM BEATE A & KYLE R SURV
120 CIRCLE 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

201505344



Bk: 1203 Pg: 633

04/24/2015 01:23:18 PM
SEWER LIEN

1 Pages
Joseph L. Quartiero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Monday, April 30, 2018 10:16 AM
To: Jaime M. LaMere; Joanne Matarese
Subject: RE: Lien release

Hello,

That was paid 5/30/2017. You should be fine.

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: Jaime M. LaMere
Sent: Monday, April 30, 2018 10:08 AM
To: Launa Goslee; Joanne Matarese
Subject: Lien release

I received a request to release a lien on G11 Evergreen Road (Garage 11). Owner is Sam Ewen and lien is in Volume 1201, Page 1140. I believe payment was made on Friday. Will I be able to put on Council agenda for 5/7? I know you have a waiting period for checks to clear.

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel

City of Torrington
140 Main Street
Torrington, CT 06790
Tel.: (860) 489-2526
Fax: (860) 489-2581

Jaime M. LaMere

From: Vera Hatfield <Verah@hlf.com>
Sent: Friday, April 27, 2018 3:29 PM
To: Jaime M. LaMere
Subject: GARAGE 11, EVERGREEN, SAM T. EWEN
Attachments: ewen.pdf

Hi Jaime:

This is the matter I spoke to you about yesterday. Sam Ewen sold the garage today and there were three Tax Liens on the property (copy of Index attached). The oldest tax lien is one put on while Thomas R. Crovo was Tax Collector – Volume 1201, Page 1140 – I put a check mark next to it.

Copies of tax bills and payments are also attached.

We would appreciate it if you could get the tax lien in Volume 1201, Page 1140 released at the meeting on May 7, 2018.

Let me know if you need anything else.

Thanks,
Vera

Vera L. Hatfield, Paralegal
David M. Cusick
Howd, Lavieri & Finch, LLP
682 Main Street
Winsted, CT 06098
Phone: (860) 379-2761 x 23
Fax: (860) 738-3493
Email: verah@hlf.com

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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 : G11 EVERGREEN RD
M/B/L: 240/001/001/G11

BILL #2013-01-0011105
VOL. 1104 PAGE 213

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$192.14 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:

EWEN SAM T
41 EVERGREEN RD 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

201505291



Bk: 1201 Pg: 1140
04/23/2015 04:44.24 PM
TAX LIEN
1 Pages
Joseph L Quartiero, Town and City Clerk

Jaime M. LaMere

From: Welsh, Stephanie <SWelsh@lereta.com>
Sent: Monday, April 30, 2018 2:59 PM
To: Jaime M. LaMere
Subject: RE: Lien information my contract # 17399701

Hello Jaime,

Here is the information you have requested

V ADELL

132 WOODLAWN DR

TORRINGTON CT 06790

Lien cert #2013-06-0009729

This is all I have. I called the tax office they were not forth coming with information. They stated to call your office as the previous Tax Collector was involved in a law suit.



Thank You,
Stephanie M Welsh-Stanfield
Outsourcing Task Representative
t: 800.537.3821 ext1362 | f: 626.543.1813
e: swelsh@lereta.com
w: www.lereta.com | 
LERETA Tax & Flood Services | 1123 Park View Drive, Covina, Ca 91724

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From: Jaime M. LaMere [mailto:Jaime_LaMere@torringtonct.org]
Sent: Monday, April 30, 2018 11:40 AM
To: Welsh, Stephanie
Subject: RE: Lien information my contract # 17399701

Lereta Email Checkpoint: External email. Please make sure you trust this source before clicking links or opening attachments.

Hi, Stephanie:

I believe your VM message stated the property was located at Woodlawn Drive. Can you provide the property address, name of property owner and lien recording information (volume and page)? City Council meets on 5/7 and, if the release is approved, we will record the release and send a copy to you. Please forward me the information I have requested and I will add this to the Council's agenda.

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street
Torrington, CT 06790
Tel.: (860) 489-2526
Fax: (860) 489-2581

From: Welsh, Stephanie [mailto:SWelsh@lereta.com]
Sent: Monday, April 30, 2018 1:33 PM
To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Cc: Inzunza, Trina <TInzunza@lereta.com>
Subject: Lien information my contract # 17399701

Hello Miss Jaime,

Per your message I am requesting information on the liens (2013-06-0009729). Will you be recording the lien release? If not please mail the release to the address below. Also please send the recording instructions.

Mailing address ~
Lereta LLC
1123 Park View Dr
Attn: TDT /OSMAIL
Covina, Ca 91724

Thanking you in advance for your time



Thank You,
Stephanie M Welsh-Stanfield
Outsourcing Task Representative
t: 800.537.3821 ext1362 | f: 626.543.1813
e: swelsh@lereta.com
w: www.lereta.com | [in](#)
LERETA Tax & Flood Services | 1123 Park View Drive, Covina, Ca 91724

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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 : 132 WOODLAWN DR
M/B/L: 136/004/002

BILL #2013-06-0009729
VOL. 908 PAGE 145

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:

ADELL VINCENT
132 WOODLAWN 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

201595J31



Bk: 1202 Pg: 483
04/24/2015 12:54:55 PM
SEWER LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

Jaime M. LaMere

From: Joanne Matarese
Sent: Tuesday, May 1, 2018 8:28 AM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: 132 Woodlawn Drive (Vincent Adell) Lien cert #2013-06-0009729

Good Morning Jaime,

Lien is not released, however account is paid. Have a great day!

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

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Thank you.

From: Jaime M. LaMere
Sent: Monday, April 30, 2018 3:11 PM
To: Launa Goslee; Joanne Matarese
Subject: 132 Woodlawn Drive (Vincent Adell) Lien cert #2013-06-0009729

Hello! Can you please confirm that the sewer use lien recorded in volume 1202, page 483 was released?

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street

Torrington, CT 06790

Tel.: (860) 489-2526

Fax: (860) 489-2581

Jaime M. LaMere

From: Launa Goslee
Sent: Tuesday, May 1, 2018 2:33 PM
To: Jaime M. LaMere
Cc: Joanne Matarese
Subject: RE: 158 Dorothy Drive-Jeffery S. & Judith D. Savoy

Yes, they have been paid, 3/16/2017.

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: Jaime M. LaMere
Sent: Tuesday, May 01, 2018 2:25 PM
To: Launa Goslee
Cc: Joanne Matarese
Subject: 158 Dorothy Drive-Jeffery S. & Judith D. Savoy

Can you please confirm if sewer use liens for 2009, 2012 and 2013 GLs have been paid for this property? I have received a request for releases of liens in 1112/169, 1184/989 and 1203/1023.

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street

Torrington, CT 06790

Tel.: (860) 489-2526

Fax: (860) 489-2581

Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467



**REQUEST FOR RELEASE/SATISFACTION OF MORTGAGE/
RECONVEYANCE**

Date: 4/25/2018
CITY OF TORRINGTON
140 MAIN ST.
CITY OF TORRINGTON CT 06790

Attention: RELEASE DEPT.

Borrower : JEFFERY SAVOY JUDITH SAVOY
SSN # XXX-XX-?
Property : 158 DOROTHY DR, TORRINGTON, CT 06790

This office is handling a closing involving the above referenced loan/ Property which you serviced/held. Please provide our office with a Release/Satisfaction of Mortgage/ Reconveyance .

Following this page will be :

As of the date hereof, the Property is subject to an unreleased lien of record held by CITY OF TORRINGTON in the amount of \$194.00 against JUDITH D SAVOY & JEFFREY S SAVOY and recorded June 17, 2011 in Book 1112, Page 169 of the TORRINGTON Land Records. – Paid in full 10/2011

As of the date hereof, the Property is subject to an unreleased lien of record held by CITY OF TORRINGTON in the amount of \$196.00 against JUDITH D SAVOY & JEFFREY S SAVOY and recorded June 17, 2014 in Book 1184, Page 989 of the TORRINGTON Land Records. – Paid in full 3/2017

As of the date hereof, the Property is subject to an unreleased lien of record held by CITY OF TORRINGTON in the amount of \$202.00 against JUDITH D SAVOY & JEFFREY S SAVOY and recorded April 24, 2015 in Book 1203, Page 1023 of the TORRINGTON Land Records. – Paid in full 3/2017

Upon completion of the above request please fax copies to JEFF ARCA at 888-826-0732. I would like to thank you in advance for your prompt cooperation with this time sensitive request.

Thanks,
Jeff Arca
Timios, Inc.
601 S. Glenoaks Blvd Ste 306
Burbank, CA 91502
Office: 818-660-4873 Fax: 888-826-0732 Email: jarca@timios.com



Bk: 1112 Pg: 169
06/17/2011 01:58:43 PM
SEWER LIEN
1 Pages
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 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 : 158 DOROTHY DR
M/B/L: 143/003/035

BILL #2009-06-0010016
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:

SAVOY JEFFERY S & JUDITH D
158 DOROTHY DR 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

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 : 158 DOROTHY DR
M/B/L: 143/003/035

BILL #2012-06-0010016
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:

SAVOY JEFFERY S & JUDITH D SURV
158 DOROTHY DR 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

201485113



Bk: 1184 Pg: 989
06/17/2014 08:54:18 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 : 158 DOROTHY DR
M/B/L: 143/003/035

BILL #2013-06-0010016
VOL. 731 PAGE 165

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:

SAVOY JEFFERY S & JUDITH D SURV
158 DOROTHY 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

201595348



Bk: 1203 Pg: 1023
04/24/2015 01:31:03 PM
SEWER LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

Jaime M. LaMere

From: Joanne Matarese
Sent: Wednesday, May 2, 2018 3:01 PM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: Lien release-200 Silver Brook Lane (Steven C. Frisbie)

Hello,

Yes, paid 9/30/2011.

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

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Thank you.

From: Jaime M. LaMere
Sent: Wednesday, May 02, 2018 2:54 PM
To: Launa Goslee; Joanne Matarese
Subject: Lien release-200 Silver Brook Lane (Steven C. Frisbie)

Can you please confirm if 2009 GL sewer use lien has been paid (\$194.00—vol.1110/page 916)?

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street

Fax

To:
Fax: 8604965905
Company:

From: Ann Lazzaro-Mari
Fax:
Voice:

Date: April 30, 2018
Subject: FW: Claim 14194, 200 Silver Brook Lane, Torrington, CT
Comments:

Good Afternoon,

Can you please record a release for the attached sewer lien against Steven C. Frisbie in the amount of \$194.00 that was recorded on 8/17/11 in Volume 1110 at Page 916 and notify me once it has been recorded. This is holding up a foreclosure.

Thanks,
Ann

[1.30.17_catic-logo_no-tag_Horizontal_email_blue-line]
Ann Lazzaro-Mari | Claims Paralegal
CATIC Corporate Headquarters | 101 Corporate Place | Rocky Hill, CT 06067
T: (800) 676-0619 | F: (860) 513-3162
www.catic.com<<http://www.catic.com/>> | email:
alazzaro-mari@catic.com<<mailto:alazzaro-mari@catic.com>>
[cid:image006.jpg@01D14792.11B7CAB0]

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201146116



Blk: 1110 Pg: 818
06/17/2011 01:12:42 PM
SEWER LIEN

Joseph L. Quaranta, Town and City Clerk

CERTIFICATE OF CONTINUING SEWER LIEN FOR NOT MORE THAN FIFTEEN YEARS

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PROP LOC : 200 SILVER BROOK LN
M/B/L: 220/001/009

BILL #2009-06-0014799
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:

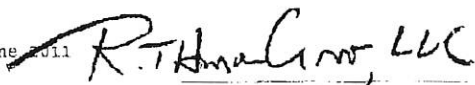
FRISBIE STEVEN C
140 WOODLAND HILL RD SOUTHBURY CT 06488

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: Friday, May 4, 2018 11:43 AM
To: Jaime M. LaMere; Joanne Matarese
Subject: RE: lien release request Winegar

The 2013 gl is paid but there are three other liens for me, 2015-2016 years.

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: Jaime M. LaMere
Sent: Friday, May 04, 2018 11:34 AM
To: Launa Goslee; Joanne Matarese
Subject: FW: lien release request Winegar

Hi, ladies! Can you let me know if sewer lien for this property (John K. & Carol A. Winegar) has been paid for 2013GL?

Thanks,

Jaime

Jaime M. LaMere, Esq.
Corporation Counsel
City of Torrington
140 Main Street
Torrington, CT 06790
Tel.: (860) 489-2526

Fax: (860) 489-2581

From: Paul Griffin [mailto:paul@gmglaw.net]
Sent: Friday, May 4, 2018 11:34 AM
To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Subject: lien release request Winegar

Jaime see attached letter request and copy of lien the subject of the lien release

thank you and confirm receipt

Paul



****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.

WARNING: FRAUD ALERT: If you receive an e-mail from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions via telephone before you initiate any transfer. Hackers are targeting e-mails of attorneys and other businesses in attempts to initiate fraudulent wire requests. **CONFIRM THE TELEPHONE NUMBER WITH PREVIOUS EMAILS YOU HAVE RECEIVED FROM THIS OFFICE.**

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Paul R. Griffin

Gallicchio, Merati & Griffin
Attorneys and Counselors-at-Law
Serving the Greater Torrington Area since 1963
Ph 860.489.6444 Fax 860.489.1688
Real Estate Wills Estate Settlement Probate
Personal Injury and Workers' Compensation

LAW OFFICES
GALLICCHIO, MERATI & GRIFFIN
157 MICEON AVENUE
TORRINGTON, CONNECTICUT 06790

JOSEPH J. GALLICCHIO
MICHAEL A. MERATI
PAUL R. GRIFFIN

May 3, 2018

TELEPHONE
(860) 489-6444
FAX
(860) 489-1688

Jaime M. Lamere, Esq
Corporation Counsel
City of Torrington
140 Main Street
Torrington, Connecticut 06790

Re: Request for Lien Release

Dear Attorney LaMere;

I represent John K. Winegar and Carole A. Winegar in the sale of their residence at 22 Maple Street Torrington, Ct. The Title Search reveals an unreleased Sewer Lien dated April 23, 2015 and recorded on April 24, 2015 at Volume 1204 Page 201 of the Torrington Land Records (see attached). Can you please forward a release of that Sewer Lien to my attention.

Thank you for your cooperation in this matter.

Very truly yours,



Paul R. Griffin

PRG:rr
cc: James Steck, Esq.

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 : 22 MAPLE ST
M/B/L: 111/007/023

BILL #2013-06-0012254
VOL. 387 PAGE 185

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:

WINEGAR JOHN K & CAROLE A
22 MAPLE 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

201505061



Bk: 1204 Pg: 201
04/24/2015 01:38:50 PM
SEWER LIEN
1 Pages
Joseph L. Quariero Town and City Clerk

GENERAL DATA SEWER USE

AS OF 04/25/2018



2013060012254

BILL NO: 2013-06-0012254
 UNIFORM ID: 0012254
 LIEN VOL/PAGE: 1204/201
 NAME: WINEGAR JOHN K & CAROLE A
 CO NAME: 129 BAYSIDE DR
 ADDRESS: PALM COAST FL 32137-0000
 ADDRESS2: CITY ST ZIP:
 COUNTRY: 22 MAPLE ST
 PROP LOC:
 DISTRICT: RES
 PLAN CODE: 20
 SEWER CODE: 3202380
 QUANTITY: 1.00
 METER #: 3202380
 Flag(s): Lien/Payment Plan

*** 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
 Interest: \$0.00
 Credits: \$0.00
 Liens: \$0.00
 Fee: \$0.00

*** PAYMENTS ***
 TYPE CYCLE DATE TERM/BATCH SEQ INST AMOUNT INTEREST BINT LIENS FEES TOTALS DEF OVR
 Pmt 11 05/02/2017 18/358 5 T 202.00 0.00 0.00 0.00 3.00 367.52
 TOTAL PAYMENTS: 202.00 93.93 0.00 24.00 50.99 370.92

TOTAL BALANCE DUE AS OF 04/25/2018
 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

*** FLAG ***
 Suspend Flag: NO
 Invalid Address Flag: NO

NOTE: the Lien Amount was Paid. However, a letter

MUST BE sent to Corporation Counsel City of

Forwafter to Release The Lien recorded in Volume 1804 Page 201.

Toeasmarion Land Records