

Memorandum

To: Elinor Carbone, Mayor
City Council

From: Jaime M. LaMere, Corporation Counsel

Date: May 21, 2018

Re: Release of liens

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

Garth Monica & Kelly A. Chalker

322 South Main Street Unit 7

Torrington, CT

(Return to: Gasser Law Firm, LLC, 20 East Main Street, Suite 1, Avon, CT 06001)

Tax Lien	\$1,342.92	Vol. 1183 Page 243	Dated 6/16/2014	Recorded 6/16/2014
Tax Lien	\$1,415.40	Vol. 1202 Page 207	Dated 4/23/2015	Recorded 4/23/2015
Sewer Use Lien	\$194.00	Vol. 1134 Page 562	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1184 Page 597	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 631	Dated 4/23/2015	Recorded 4/24/2015

Kevin M. & Kenneth C. Rogers

162 Washington Avenue

Torrington, CT

(Return to: Bendett & McHugh, P.C., 270 Farmington Avenue, Farmington, CT 06032)

Sewer Use Lien	\$196.00	Vol. 1184 Page 916	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 953	Dated 4/23/2015	Recorded 4/24/2015

Jacob & Beth Quint

140 Rock Creek Lane

Torrington, CT

(Return to: James Steck, Esq., Ebersol, McCormick, Reis & Steck, LLC, 9 Mason Street, Torrington, CT 06790)

Sewer Use Lien	\$97.00	Vol. 1111 Page 647	Dated 6/16/2011	Recorded 6/17/2011
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Heidi A. Grosclaude

684 Tarringford West Street

Torrington, CT

(Return to: Lereta Tax & Flood Services, Attn: TDT/OS Mail, 1123 Park View Drive, Covina, CA 91724)

Sewer Use Lien	\$194.00	Vol. 1110 Page 1033	Dated 6/16/2011	Recorded 6/17/2011
Sewer Use Lien	\$194.00	Vol. 1133 Page 1113	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1160 Page 699	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1184 Page 77	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 109	Dated 4/23/2015	Recorded 4/24/2015

Carissa A. McIntire
264 Tarringford Street
Torrington, CT

(Return to: Daryl M. Lovell, Esq., Bacon Wilson, P.C., 33 State Street, Springfield, MA 01103)

Sewer Use Lien	\$196.00	Vol. 1184 Page 535	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 563	Dated 4/23/2015	Recorded 4/24/2015

Jamie P. Borja
75 Calhoun Street
Torrington, CT

(Return to: Servicelink, Attn: Brian Garvey, 1400 Cherrington Parkway, Moon Twp, PA 15108)

Sewer Use Lien	\$294.00	Vol. 1160 Page 261	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$588.00	Vol. 1183 Page 661	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$606.00	Vol. 1202 Page 655	Dated 4/23/2015	Recorded 4/24/2015

Ronald A. Corris, Jr. & Catherine A. Corris
1349 Tarringford West Street
Torrington, CT

(Return to: Lereta Tax & Flood Services, Attn: TDT/OS Mail, 1123 Park View Drive, Covina, CA 91724)

Sewer Use Lien	\$196.00	Vol. 1160 Page 344	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1183 Page 872	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1202 Page 874	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: Monday, May 7, 2018 12:37 PM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: 322 South Main Street, Unit 7, Woodside Condominium

Good Afternoon Jaime,

Real estate taxes and sewer usage fees are current for UID0007694. I did go onto the City Clerk's website to do a quick check on the liens. I did find a lien release for 2010 GL (Bk. 1141/Pg. 24), however it states "Unofficial Copy" on file. 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

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Thank you.

From: Jaime M. LaMere
Sent: Monday, May 07, 2018 12:16 PM
To: Launa Goslee; Joanne Matarese
Subject: FW: 322 South Main Street, Unit 7, Woodside Condominium

Can you confirm if property taxes and sewer use liens have been paid on this property (Garth Monica was the owner)? According to title search, 2012 and 2013 GL real property taxes were not paid and liens are outstanding and there are 3 unreleased sewer liens for 2010, 2012 and 2013 GLs.

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: Debra Slotnick [mailto:slotnick@gasserlaw.com]
Sent: Monday, May 7, 2018 11:55 AM
To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Cc: Ed Gasser <EGasser@GasserLaw.com>
Subject: 322 South Main Street, Unit 7, Woodside Condominium

Good morning again Attorney Lamere,

Thank you for your call this morning. As discussed this office is handling the sale of the above unit from Woodside Condominium to Richard Manack. The unit was recently foreclosed and was in the name of Garth Monica.

Our search shows the following liens from the tax department:

Real Estate Tax Lien on the list of 10/1/12, recorded in Volume 1183 at Page 243
Real Estate Tax Lien on the list of 10/1/13, recorded in Volume 1202 at Page 207
Sewer Use Lien dated 6/14/12, recorded in Volume 1134 at Page 562
Sewer Use Lien dated 6/16/14, recorded in Volume 1184 at Page 597
Sewer Use Lien dated 4/23/15, recorded in Volume 1203 at Page 631

Please advise if any amounts are due under the above liens.

Thank you for your assistance in this matter.

Deb

Debra Slotnick, Paralegal
Gasser Law Firm, LLC
20 East Main Street, Suite 1
Avon, CT 06001
T: 860-674-8342
F: 860-676-8912
slotnick@gasserlaw.com

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 : 322 S MAIN ST
M/B/L: 116/016/002/007

BILL #2012-01-0007694
VOL. 1143 PAGE 1081

ORG. OWNER: MONICA GARTH & CHALKER KELLY A

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$1,342.92 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2012 and appearing in the rate bill in the name of:

MONICA GARTH
322 S MAIN ST U7 TORRINGTON CT 06790

THE PRINCIPAL of which tax became due on 07/01/2013 and 01/01/2014.

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, 16 June 2014



R THOMAS CROVO

201485092



Bk: 1183 Pg: 243
06/16/2014 04:19:09 PM
TAX LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

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 : 322 S MAIN ST
M/B/L: 116/016/002/007

BILL #2013-01-0007694
VOL. 1143 PAGE 1081


The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$1,415.40 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:

MONICA GARTH
322 S MAIN ST U7 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

201505204



Bk: 1202 Pg: 207
04/23/2015 04:59 30 PM
TAX LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

201268072



Bk: 1134 Pg: 662
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 : 322 S MAIN ST 7

M/B/L: 116/016/002

ORG. OWNER:

BILL #2010-06-0007694

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:

MONICA GARTH & CHALKER KELLY A SURV

PO BOX 122 HARWINTON CT 06791

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 : 322 S MAIN ST 7
M/B/L: 116/016/002

BILL #2012-06-0007694
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:

MONICA GARTH
322 S MAIN ST U7 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: 597
06/17/2014 08:44:12 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 : 322 S MAIN ST 7
M/B/L: 116/016/002

BILL #2013-06-0007694
VOL. 457 PAGE 189

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:

MONICA GARTH
322 S MAIN ST U7 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

201605344



Bk: 1203 Pg: 631
04/24/2015 01:23.18 PM
SEWER LIEN
1 Pages
Joseph L Quartiero, Town and City Clerk

Jaime M. LaMere

From: Joanne Matarese
Sent: Wednesday, May 9, 2018 11:08 AM
To: Jaime M. LaMere
Subject: RE: Sewer liens 2012-2013

Good Morning Jaime,

Yes, both sewers have been paid. 2012 GL paid 12/20/2016 and 2013 GL paid 06/29/2017.

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: Wednesday, May 09, 2018 9:28 AM
To: Joanne Matarese
Subject: FW: Sewer liens 2012-2013

Hi, Joanne:

I have received a request for release of liens for 2012 and 2013 GL sewer use fees on 162 Washington Avenue (Kevin M. & Kenneth C. Rogers). Can you confirm if those liens have 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

From: Joan Orzech [mailto:jorzech@bmpr-law.com]
Sent: Tuesday, May 8, 2018 12:59 PM
To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Subject: Sewer liens 2012-2013
Importance: High

Rogers, Kenneth G. and Kevin M.
162 Washington Avenue, Torrington, CT 06790

Good afternoon Jaime,

A recent title search shows 2 unreleased Sewer liens from 2012 and 2013 of record—pls see attached.
Releases for these liens were not found among Torrington the land records.
Pls confirm paid status and advise when said liens will be released.

Thank you for your assistance,

Joan Orzech
Title Examination Paralegal
Bendett & McHugh, P.C.
270 Farmington Avenue
Farmington, CT 06032
Fax: 860-409-0626

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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 : 162 WASHINGTON AVE
M/B/L: 110/014/005

BILL #2012-06-0001181
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:

ROGERS KEVIN M & KENNETH C
162 WASHINGTON AVE 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

201405111



Bk: 1184 Pg: 916
06/17/2014 08:50:51 AM
SEWER LIEN
1 Pages
Joseph L. Quariero, Town and City Clerk

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

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

PROP LOC : 162 WASHINGTON AVE
M/B/L: 110/014/005

BILL #2013-06-0001181
VOL. 720 PAGE 862

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:

ROGERS KEVIN M & KENNETH C
162 WASHINGTON 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

201595347



Bk: 1203 Pg: 953
04/24/2015 01:30:20 PM
SEWER LIEN
1 Pages
Joseph L. Quantiero, Town and City Clerk

2015 04/24/2015 01:30:20 PM 1203 953 1

Jaime M. LaMere

From: Joanne Matarese
Sent: Wednesday, May 16, 2018 11:01 AM
To: Jaime M. LaMere
Subject: RE: 140 Rock Creek Lane, Torrington, Request for release of lien

Good Morning Jaime,

Yes, it is paid. The attached receipt you forwarded shows it has been paid.

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

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Thank you.

From: Jaime M. LaMere
Sent: Wednesday, May 16, 2018 10:54 AM
To: Joanne Matarese
Subject: FW: 140 Rock Creek Lane, Torrington, Request for release of lien

Hi, Joanne:

I may have missed your email on this one. Can you confirm if this has been paid (see below)?

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: Jaime M. LaMere
Sent: Monday, May 14, 2018 11:09 AM
To: Launa Goslee <Launa_Goslee@torringtonct.org>
Cc: Joanne Matarese <Joanne_Matarese@torringtonct.org>
Subject: FW: 140 Rock Creek Lane, Torrington, Request for release of lien

Good morning! Can you please confirm that the 2009 GL sewer use fee has been paid on this property (140 Rock Creek Lane—Beth & Jacob Quint)?

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: James Steck [<mailto:jsteck@emlawfirm.com>]
Sent: Thursday, May 10, 2018 3:47 PM
To: Timothy Waldron <TIM_WALDRON@torringtonct.org>; Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Subject: FW: 140 Rock Creek Lane, Torrington, Request for release of lien

Hi Jaime —

Can you provide me with a release for the attached lien? I've attached a paid in full receipt.

Sincerely,
James P. Steck
Ebersol, McCormick, Reis & Steck, LLC
9 Mason Street
Torrington, CT 06790
P: [\(860\) 482-8557](tel:(860)482-8557)
F: [\(860\) 482-8089](tel:(860)482-8089)

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From: Joanne Matarese [mailto:Joanne_Matarese@torringtonct.org]
Sent: Wednesday, May 09, 2018 3:57 PM

To: James Steck
Subject: 140 Rock Creek Lane, Torrington

Good Afternoon,

As requested, paid receipt for 2009 GL sewer lien. 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.



Bk: 1111 Pg: 647
06/17/2011 01:39:41 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 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 : 140 ROCK CREEK LN
M/B/L: 248/002/039

BILL #2009-06-0015408
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$97.00 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:

QUINT JACOB & BETH SURV
140 ROCK CREEK LN TORRINGTON CT 06790

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

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

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

Dated at TAX COLLECTOR , Connecticut, 16 June 2011


R THOMAS CROVO

Jaime M. LaMere

From: Joanne Matarese
Sent: Monday, May 14, 2018 11:45 AM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: 684 Tarringford W. Street, Torrington, CT REF# 50161729

Yes, all paid!

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

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, May 14, 2018 11:43 AM
To: Launa Goslee
Cc: Joanne Matarese
Subject: FW: 684 Tarringford W. Street, Torrington, CT REF# 50161729

I did not realize until now that they are also looking for lien releases for 2010, 2011, 2012 and 2013 GL sewer use for this property. Can you confirm they are current with those years as well?

Thank you!

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

Ms. Vann,

I am following up on my email to you below. I need additional information from you in order to process your lien release request. Please see email below.

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: Jaime M. LaMere
Sent: Monday, May 7, 2018 7:32 PM
To: 'yvann@lereta.com' <yvann@lereta.com>
Subject: 684 Tarringford W. Street, Torrington, CT

Ms. Vann,

I am in receipt of your letter dated 5/3/18 regarding the above referenced parcel (0004669). Can you please provide the volume and pages of the liens recorded on the Torrington Land Records that you are seeking to have released? Also, can you please identify the property owner?

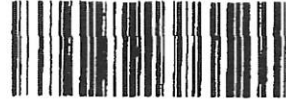
If you have any questions, please let me know.

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

201146117



Bk: 1110 Pg: 1033
06/17/2011 01:15:51 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 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 : 684 TORRINGFORD W ST
M/B/L: 137/003/018

BILL #2009-06-0004669
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:

GROSCLAUDE HEIDI A
54 GINGER LN 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

201258088



Bk: 1133 Pg: 1113
06/15/2012 01:15:40 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 : 684 TORRINGFORD W ST
M/B/L: 137/003/018
ORG. OWNER:

BILL #2010-06-0004669
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:

GROSCLAUDE HEIDI A
54 GINGER 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

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 : 684 TORRINGFORD W ST
M/B/L: 137/003/018

BILL #2011-06-0004669
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:

GROSCLAUDE HEIDI A
54 GINGER 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

201371900



Bk: 1160 Pg: 699
06/17/2013 10:28:41 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 : 684 TORRINGFORD W ST
M/B/L: 137/003/018

BILL #2012-06-0004669
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:

GROSCLAUDE HEIDI A
54 GINGER 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

201406102



Bk: 1184 Pg: 77
06/17/2014 08:28:40 AM
SEWER LIEN
1 Pages
Joseph L. Quariero, Town and City Clerk

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

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

PROP LOC : 684 TORRINGFORD W ST
M/B/L: 137/003/018

BILL #2013-06-0004669
VOL. 621 PAGE 1186

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:

GROSCLAUDE HEIDI A
54 GINGER 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

2015051318



Bk: 1203 Pg: 109
04/24/2015 01:11:20 PM
SEWER LIEN
1 Pages
Joseph L. Quantiero, Town and City Clerk

Jaime M. LaMere

From: Joanne Matarese
Sent: Wednesday, May 16, 2018 10:43 AM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: 264 Tarringford Street

Good Morning Jaime,

2012 & 2013 GL sewer have been paid. 2015 & 2016 GL were paid before lien...so there would be no sewer liens filed on land records.

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: Wednesday, May 16, 2018 10:34 AM
To: Launa Goslee
Cc: Joanne Matarese
Subject: 264 Tarringford Street

Can you confirm sewer use fees/liens have been paid for 2012-06-0002194 and 2013-06-0002194 (Carissa A. McIntire/264 Tarringford Street)? Ms. McIntire is also looking for lien releases for 2015-06-0002194 or 2016-06-0002194. Would those would come from your office?

Thanks!

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

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 : 264 TORRINGFORD ST
M/B/L: 139/006/023

BILL #2012-06-0002194
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:

MCINTIRE CARISSA A
264 TORRINGFORD 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

201405108



Bk: 1184 Pg: 636
06/17/2014 08:44:09 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 : 264 TORRINGTON ST
M/B/L: 139/006/023

BILL #2013-06-0002194
VOL. PAGE


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

MCINTIRE CARISSA A
264 TORRINGTON 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

201505343



Bk: 1203 Pg: 563

04/24/2015 01:18:51 PM

SEWER LIEN

1 Pages

Joseph L. Quartiero, Town and City Clerk



GENERAL DATA SEWER USE

AS OF 05/16/2018

BILL NO: 2012-06-0002194
UNIQUE ID: 0002194
LIEN VOL/PAGE: 0/0
BANK: MCINTIRE CARISSA A
ADDRESS: 264 TORRINGTON ST
DISTRICT: TORRINGTON CT 06790-0000
PLAN CODE: RES
SEWER CODE: 20
QUANTITY: 1.00
CITY ST ZIP:
COUNTRY:
PROP LOC.:
METER #: 264 TORRINGTON ST
Flag(s): /Lien BANK

*** 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: \$0.00
Credit: \$0.00
Interest: \$0.00
Lien: \$0.00
Fee: \$0.00

*** PAYMENTS ***

TYPE	CYCIE	DATE	TERM/BATCH	SEQ	INST	AMOUNT	INTEREST	BINT	LIENS	FEE	TOTALS	DEF	OVR
Pmt	6	12/13/2016	18/274	221	T	0.00	0.00	0.00	0.00	3.00	3.00		
Pmt	6	12/13/2016	18/274	220		196.00	8.49	0.00	24.00	34.27	262.76		
Pmt	5	11/01/2016	18/248	156		0.00	103.23	0.00	0.00	15.49	118.72		P
TOTAL PAYMENTS:						196.00	111.72	0.00	24.00	52.76	384.48		

TOTAL BALANCE DUE AS OF 05/16/2018

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

*** FLAGS ***

Warrant Flag: No

Bankrupt: No

Suspense Flag: No

Invalid Address Flag: No

Jaime M. LaMere

From: Garvey, Brian <Brian.Garvey@svclnk.com>
Sent: Thursday, May 17, 2018 2:08 PM
To: Jaime M. LaMere
Subject: 75 CALHOUN ST, TORRINGTON, CT 06790 180023478

Good afternoon Jaime,

I represent the current owner servicer of this property Wells Fargo servicer for US Bank. They paid this account off as follows

6504701472 0532218146 7034022389 02/27/2018 CITY OF TORRINGTON \$4,949.39 03/01/2018 Paid

We had five liens on the property two have been released and I was advised I needed to contact you to release the three below.

Can you please let me know how soon these can be released as the bank will be selling the property to a local family and this will delay the closing.

Thank you

SUBJECT TO SEWER AND WATER LIEN FILED 06/17/2013 AGAINST 75 CALHOUN ST / JAMIE P. BORJA, BY TOWN OF CITY OF TORRINGTON, IN THE AMOUNT OF \$294.00, PLUS INTEREST AND COSTS, IN BOOK 1160, PAGE 261 OF LITCHFIELD COUNTY RECORDS

SUBJECT TO SEWER AND WATER LIEN FILED 06/17/2014 AGAINST 75 CALHOUN ST / JAMIE P. BORJA, BY TOWN OF CITY OF TORRINGTON, IN THE AMOUNT OF \$588.00, PLUS INTEREST AND COSTS, IN BOOK 1183, PAGE 661 OF LITCHFIELD COUNTY RECORDS

SUBJECT TO SEWER AND WATER LIEN FILED 04/24/2015 AGAINST 75 CALHOUN ST / JAMIE P. BORJA, BY TOWN OF CITY OF TORRINGTON, IN THE AMOUNT OF \$606.00, PLUS INTEREST AND COSTS, IN BOOK 1202, PAGE 655 OF LITCHFIELD COUNTY RECORDS

Brian Garvey
REO Title & Close

O: 724-512-3239 | F: 866-497-3791 | E: Brian.Garvey@svclnk.com
A: 1400 Cherrington Parkway | Moon Twp, PA 15108 | svclnk.com



For a point of escalation or comments about my customer service, my manager can be reached at: Mike Cooper Mike.Cooper@svclnk.com

SERVICELINK IS NOT A LAW FIRM AND CANNOT PROVIDE LEGAL ADVICE.
IF YOU RECEIVE NEW WIRING INSTRUCTIONS ON THIS CLOSING,
PLEASE NOTIFY ME IMMEDIATELY BY PHONE TO CONFIRM.
SERVICELINK DOES NOT ALTER ITS WIRING INSTRUCTIONS.

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 : 75 CALHOUN ST
M/B/L: 119/025/020

BILL #2011-06-0003898
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$294.00 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:

BORJA JAMIE P
68 CALHOUN 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

201371893



Bk: 1160 Pg: 261
06/17/2013 10:13:16 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 : 75 CALHOUN ST
M/B/L: 119/025/020

BILL #2012-06-0003898
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$588.00 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:

BORJA JAMIE P
68 CALHOUN 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

201485086



Bk: 1183 Pg: 661
06/17/2014 08:14:47 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 : 75 CALHOUN ST
M/B/L: 119/025/020

BILL #2013-06-0003898
VOL. 727 PAGE 268

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$606.00 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:

BORJA JAMIE P
68 CALHOUN 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

201595332



Bk: 1202 Pg: 655
04/24/2015 12:58:08 PM
SEWER LIEN
1 Pages
Joseph L Quantiero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Thursday, May 17, 2018 2:30 PM
To: Jaime M. LaMere
Cc: Joanne Matarese
Subject: RE: 75 CALHOUN ST, TORRINGTON, CT 06790 180023478

Yes, they are paid in full through 6/30/2018.

Thank you,

Launa M. Goslee, CCMC

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

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From: Jaime M. LaMere
Sent: Thursday, May 17, 2018 2:18 PM
To: Launa Goslee
Cc: Joanne Matarese
Subject: FW: 75 CALHOUN ST, TORRINGTON, CT 06790 180023478

Launa,

Can you confirm that the 2011, 2012 and 2013 GL sewer use liens have been paid for this property owned by Jamie P. Borja?

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: Garvey, Brian [mailto:Brian.Garvey@svclnk.com]
Sent: Thursday, May 17, 2018 2:08 PM
To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>
Subject: 75 CALHOUN ST, TORRINGTON, CT 06790 180023478

Good afternoon Jaime,

I represent the current owner servicer of this property Wells Fargo servicer for US Bank. They paid this account off as follows

6504701472 0532218146 7034022389 02/27/2018 CITY OF TORRINGTON \$4,949.39 03/01/2018 Paid

We had five liens on the property two have been released and I was advised I needed to contact you to release the three below.

Can you please let me know how soon these can be released as the bank will be selling the property to a local family and this will delay the closing.

Thank you

SUBJECT TO SEWER AND WATER LIEN FILED 06/17/2013 AGAINST 75 CALHOUN ST / JAMIE P. BORJA, BY TOWN OF CITY OF TORRINGTON, IN THE AMOUNT OF \$294.00, PLUS INTEREST AND COSTS, IN BOOK 1160, PAGE 261 OF LITCHFIELD COUNTY RECORDS

SUBJECT TO SEWER AND WATER LIEN FILED 06/17/2014 AGAINST 75 CALHOUN ST / JAMIE P. BORJA, BY TOWN OF CITY OF TORRINGTON, IN THE AMOUNT OF \$588.00, PLUS INTEREST AND COSTS, IN BOOK 1183, PAGE 661 OF LITCHFIELD COUNTY RECORDS

SUBJECT TO SEWER AND WATER LIEN FILED 04/24/2015 AGAINST 75 CALHOUN ST / JAMIE P. BORJA, BY TOWN OF CITY OF TORRINGTON, IN THE AMOUNT OF \$606.00, PLUS INTEREST AND COSTS, IN BOOK 1202, PAGE 655 OF LITCHFIELD COUNTY RECORDS

Brian Garvey
REO Title & Close

O: 724-512-3239 | F: 866-497-3791 | E: Brian.Garvey@svclnk.com
A: 1400 Cherrington Parkway | Moon Twp, PA 15108 | svclnk.com



For a point of escalation or comments about my customer service, my manager can be reached at: Mike Cooper Mike.Cooper@svclnk.com

SERVICELINK IS NOT A LAW FIRM AND CANNOT PROVIDE LEGAL ADVICE.
IF YOU RECEIVE NEW WIRING INSTRUCTIONS ON THIS CLOSING,
PLEASE NOTIFY ME IMMEDIATELY BY PHONE TO CONFIRM.
SERVICELINK DOES NOT ALTER ITS WIRING INSTRUCTIONS.

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Jaime M. LaMere

From: Joanne Matarese
Sent: Thursday, May 17, 2018 5:14 PM
To: LCERABELLA@LERETA.COM
Cc: Jaime M. LaMere
Subject: Liens Releases for 1349 Tarringford West St., Torrington, CT
Attachments: Sewer Lien Releases for 1349 Tarringford West St.pdf; 2011-06-0005538.pdf; 2012-06-0005538.pdf; 2013-06-0005538.pdf

Hello Lisa,

I have included Ms. Jaime LaMere, Corporation Counsel to this email as she will need the required Book/Page of the liens that will need to be released. I've attached your original fax, along with receipts showing zero balance for 2011, 2012, and 2013 GL. Please let me know if I can be of further assistance. 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

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Thank you.

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 : 1349 TORRINGFORD W ST
M/B/L: 246/001/006

BILL #2011-06-0005538
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:

CORRIS RONALD A JR & CATHERINE A
1349 TORRINGFORD W 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

201371894



Bk: 1160 Pg: 344
06/17/2013 10:16:49 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 : 1349 TORRINGFORD W ST
M/B/L: 246/001/006

BILL #2012-06-0005538
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:

CORRIS RONALD A JR & CATHERINE A
1349 TORRINGFORD W 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

201485088



Bk: 1183 Pg: 872
06/17/2014 08:19:09 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 : 1349 TORRINGFORD W ST
M/B/L: 246/001/006

BILL #2013-06-0005538
VOL. 998 PAGE 523

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:

CORRIS RONALD A JR & CATHERINE A
1349 TORRINGFORD W 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

201605335



Bk: 1202 Pg: 874
04/24/2015 01:03:17 PM
SEWER LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk