

Memorandum

To: Elinor Carbone, Mayor
City Council

From: Jaime M. LaMere, Corporation Counsel

Date: June 4, 2018

Re: Release of liens

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

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. 1112 Page 100	Dated 6/16/2011	Recorded 6/17/2011
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Heather H. Oldziej

120 Oxford Way

Torrington, CT

(Attorney Emanuele A. Mangiafico, 185 West Main Street, New Britain, CT 06052)

Sewer Use Lien	\$73.02	Vol. 1091 Page 188	Dated 6/17/2010	Recorded 6/25/2010
Sewer Use Lien	\$194.00	Vol. 1111 Page 501	Dated 6/16/2011	Recorded 6/17/2011
Sewer Use Lien	\$194.00	Vol. 1134 Page 646	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1161 Page 117	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1184 Page 691	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1203 Page 730	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: Wednesday, May 23, 2018 11:33 AM
To: Jaime M. LaMere; Launa Goslee
Subject: RE: 120 Circle Drive (Beate & Kyle Monsam)

Hi Jaime,

2009 GL sewer use for 120 Circle Dr was paid 6/19/2017

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

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: Wednesday, May 23, 2018 11:29 AM
To: Launa Goslee
Cc: Joanne Matarese
Subject: 120 Circle Drive (Beate & Kyle Monsam)

Can you please confirm whether 2009 GL sewer use lien has been paid (Vol.1112/Page 100)?

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

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

JAMES P. STECK
JSTECK@EMLAWFIRM.COM

May 16, 2018

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

Dear Attorney LaMere:

RE: 120 Circle Drive

Thank you for providing us with four of the five Releases we requested for sewer liens recorded in 2012-2015.

The title search reported that there was a fifth lien recorded in 2011. (See attached Schedule B Exceptions setting forth the highlighted unreleased lean.)

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

Please prepare and file a Certificate Discharging Sewer Use Lien for the 2011 lien recorded in 2011 on the property.

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

Yours truly,



Brian McCormick

BM/jp

Enclosure

cc: Michael Magistrali

201146131



Bk: 1112 Pg: 100

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 : 120 CIRCLE DR
M/B/L: 140/009/009

BILL #2009-06-0005807
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, 2010 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 07/01/2010.

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: Thursday, May 31, 2018 2:11 PM
To: Jaime M. LaMere
Subject: RE: 120 Oxford Way, Torrington

Yes, they are all paid.

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 31, 2018 2:10 PM
To: Launa Goslee
Subject: RE: 120 Oxford Way, Torrington

Just realized 2009 GL too, but will assume that all paid in full through 6/30/18 covers 2009 GL as well?

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

From: Launa Goslee
Sent: Thursday, May 31, 2018 1:53 PM

To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>

Subject: RE: 120 Oxford Way, Torrington

Hello,

They are all 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 31, 2018 1:43 PM

To: Launa Goslee

Subject: FW: 120 Oxford Way, Torrington

Can you please let me know if sewer use liens for 2008 GL and 2010-2014 GLs have been paid on 120 Oxford Way (Heather Oldziej)? Are there any outstanding taxes?

Thanks!

Jaime M. LaMere, Esq.

Corporation Counsel

City of Torrington

140 Main Street

Torrington, CT 06790

Tel.: (860) 489-2526

Fax: (860) 489-2581

From: Joanne Pandolfo [<mailto:Joanne@mangiaficolaw.com>]

Sent: Thursday, May 31, 2018 1:38 PM

To: Jaime M. LaMere <Jaime_LaMere@torringtonct.org>

Subject: 120 Oxford Way, Torrington

Hi Jaime,

Please see attached sewer liens. If you need more info please let me know – thanks again for all your help!

Joanne Pandolfo

Paralegal

Emanuele A. Mangiafico

185 West Main Street

New Britain, CT 06052

860-827-8064

Fax 860-827-8467

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In compliance with regulations issued by the Internal Revenue Service, we inform you that any Federal tax advice contained in this communication, including any attachments, was not written or prepared to be used and may not be used by any person to avoid any penalties under the Internal Revenue Code.

WIRE 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 by telephone with this office before you initiate any transfer. E-mail accounts of attorneys, other professionals and businesses are being targeted by hackers in an attempt to initiate fraudulent wire requests.

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 : 120 OXFORD WAY

M/B/L: 243/005/094

ORG. OWNER:

BILL #2008-06-0000090

VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$73.02 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:

OLDZIEJ HEATHER H

120 OXFORD WAY TORRINGTON CT 06790

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

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

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

Dated at TAX COLLECTOR , Connecticut, 17 June 2010



R THOMAS CROVO

201034012



Bk: 1091 Pg: 188

06/25/2010 01:29:39 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 : 120 OXFORD WAY
M/B/L: 243/005/094

BILL #2009-06-0000090
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:

OLDZIEJ HEATHER H
120 OXFORD WAY 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



Bk: 1134 Pg: 646
06/15/2012 03:51:17 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 OXFORD WAY

M/B/L: 243/005/094

ORG. OWNER:

BILL #2010-06-0000090

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:

OLDZIEJ HEATHER H

120 OXFORD WAY 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. J. H. 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 OXFORD WAY
M/B/L: 243/005/094

BILL #2011-06-0000090
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:

OLDZIEJ HEATHER H
120 OXFORD WAY 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: 117
06/17/2013 10:41:11 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 OXFORD WAY
M/B/L: 243/005/094

BILL #2012-06-0000090
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:

OLDZIEJ HEATHER H
120 OXFORD WAY 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: 691
06/17/2014 08:46:28 AM
SEWER LIEN
1 Pages
Joseph L Quartiero, Town and City Clerk

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

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

PROP LOC : 120 OXFORD WAY
M/B/L: 243/005/094

BILL #2013-06-0000090
VOL. 857 PAGE 556

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:

OLDZIEJ HEATHER H
120 OXFORD WAY 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

201505345



Bk: 1203 Pg: 730
04/24/2015 01:23:34 PM
SEWER LIEN
1 Pages
Joseph L Quartiero, Town and City Clerk