

Memorandum

To: Elinor Carbone, Mayor
City Council

From: Jaime M. LaMere, Corporation Counsel

Date: June 18, 2018

Re: Release of liens

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

Jason R. & Susan J. Van Czak
106 Mikelin Drive
Torrington, CT
(Return to: Jason Van Czak, 10 Old Stone Way, Niantic, CT 06357)

Sewer Use Lien	\$194.00	Vol. 1111 Page 1002	Dated 6/16/2011	Recorded 6/17/2011
Sewer Use Lien	\$194.00	Vol. 1134 Page 1145	Dated 6/14/2012	Recorded 6/15/2012
Sewer Use Lien	\$196.00	Vol. 1161 Page 623	Dated 6/13/2013	Recorded 6/17/2013
Sewer Use Lien	\$196.00	Vol. 1185 Page 52	Dated 6/16/2014	Recorded 6/17/2014
Sewer Use Lien	\$202.00	Vol. 1204 Page 105	Dated 4/23/2015	Recorded 4/24/2015

Cheryl L. Mason
68 Wilson Avenue, U319
Torrington, CT
(Return to: Solidifi Title & Closing, LLC, Attn: Amy Padilla, 88 Silva Lane, Tech 4 Building, Middletown, RI 02842)

Tax Lien	\$1,180.67	Vol. 1045 Page 383	Dated 6/19/2008	Recorded 6/24/2008
Sewer Use Lien	\$85.00	Vol. 1046 Page 960	Dated 6/23/2008	Recorded 7/1/2008

Karlyn M. & Michael E. Strom
15 Wilmot Street
Torrington, CT
(Return to: Karlyn M. & Michael E. Strom, 15 Wilmot Street, Torrington, CT 06790)

Sewer Use Lien	\$97.00	Vol. 1111 Page 923	Dated 6/16/2011	Recorded 6/17/2011
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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.

5/25/18

Corporate Counsel
140 Main St
Torrington, CT
06790
Tel: 860-489-2526

Re: Release of Property Lien

Dear Sir or Madam,

I would like to formally request release of lien on my property at 106 Mikelin Dr, Torrington, CT 06790. The previous sewer tax liens that were placed on the property have been paid. The following book and page numbers apply:

- Bk: 1111 – Pg: 1002
- Bk: 1134 – Pg: 1145
- Bk: 1161 – Pg: 623
- Bk: 1185 – Pg: 52
- Bk: 1204 – Pg: 105

Attached you will find copies of the above pages. Please release the liens as soon as possible as the property is being given back to the bank in a deed-in-lieu situation and time is of the essence. Thank you in advance for your help.

Sincerely,



Jason Van Czak
10 Old Stone Way
Niantic, CT
06357
Tel: 860-982-2467

201146128



Bk: 1111 Pg: 1002
06/17/2011 04:48:12 PM

Torrington 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 : 106 MIKELIN DR
M/B/L: 247/005/016

BILL #2009-06-0011764
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:

VAN CZAK JASON R & SUSAN J TIC
106 MIKELIN DR TORRINGTON CT 06790

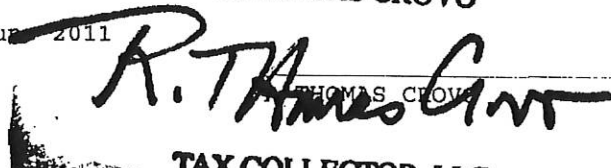
THE PRINCIPAL of which charge became due on 07/01/2010.

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.

R. THOMAS CROVO

Dated at TAX COLLECTOR , Connecticut, 16 Jun 2011


R. THOMAS CROVO
TAX COLLECTOR, LLC

201258078

06/15/2012 04:10:57 PM

Bk: 1134 Pg: 1145

06/15/2012 04:10:57 PM

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 : 106 MIKELIN DR

M/B/L: 247/005/016

ORG. OWNER:

BILL #2010-06-0011764

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:

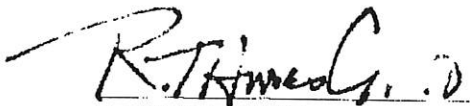
VAN CZAK JASON R & SUSAN J TIC

106 MIKELIN 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 CONTINUANCE SEWER USE LIEN FOR NOT MORE THAN FIFTEEN YEARS

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 : 106 MIKELIN DR
M/B/L: 247/005/016

BILL #2011-06-0011764
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:

VAN CZAK JASON R & SUSAN J TIC
106 MIKELIN 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



201371920

Bk: 1161 Pg: 623
06/17/2013 10:59:05 AM
SEWER LIEN

Joseph L. Quartiero, Town and City Clerk

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 : 106 MIKELIN DR
M/B/L: 247/005/016

BILL #2012-06-0011764
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:

VAN CZAK JASON R & SUSAN J TIC
106 MIKELIN 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

201485116



Bk: 1185 Pg: 52
06/17/2014 08:58:37 AM
SEWER LIEN
1 Pages
Joseph L. Quartiero, Town and City Clerk

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 : 106 MIKELIN DR
M/B/L: 247/005/016

BILL #2013-06-0011764
VOL. 1008 PAGE 911

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:

VAN CZAK JASON R & SUSAN J TIC
106 MIKELIN 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

201505350



Bk: 1204 Pg: 105
04/24/2015 01:33:27 PM
SEWER LIEN
1 Pages
Joseph L Quartiero, Town and City Clerk

Jaime M. LaMere

From: Launa Goslee
Sent: Monday, June 4, 2018 3:31 PM
To: Jaime M. LaMere
Cc: Joanne Matarese
Subject: RE: 106 Mikelin Drive (Jason & Susan Van Czak)

Yes, paid in full thru 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/>

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, June 04, 2018 3:24 PM
To: Launa Goslee
Cc: Joanne Matarese
Subject: 106 Mikelin Drive (Jason & Susan Van Czak)

Can you please confirm if sewer use liens for 2009, 2010, 2011, 2012 and 2013 have been paid?

Thanks!

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: Wednesday, June 6, 2018 11:05 AM
To: Jaime M. LaMere
Subject: FW: Request for Tax Lien

All paid 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: Launa Goslee
Sent: Tuesday, June 05, 2018 12:19 PM
To: Amy Padilla
Subject: RE: Request for Tax Lien

Good Afternoon Amy,

I have forwarded your request to our corporate counsel here in the City of Torrington. The Mayor has been releasing any liens for the 2013 gl and prior. The account is currently 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
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From: Amy Padilla [apadilla@solidifi.com]
Sent: Tuesday, June 05, 2018 11:48 AM
To: Launa Goslee
Subject: Request for Tax Lien

Good Afternoon,

My name is Amy Padilla, a curative specialist, at Solidifi Title, a title company in Rhode Island. I am currently trying to clear the title on a property. I am looking to get a clean certificate of municipal lien on the property address **68 Wilson Ave, Unit 319, Torrington, CT 06790 (Litchfield)** with lien holder's name is **Cheryl Mason**. I have attached the prior certificate of municipal lien that I am trying to make sure is no longer owed on this property. Please advise if the liens have been paid in full and forward a release to our office for recording. If the lien still has a balance, please forward a payoff statement with a good thru date of 7/5/2018.

Thank you,

20086096



BK: 1045 PG: 383
6/24/2008 04:56:18 PM

TAX LIEN

Joseph L. Quartiero, Town and City Clerk

CERTIFICATE CONTINUING TAX 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 tax lien in favor of the said CITY OF TORRINGTON which real estate is described as follows:

PROP LOC : 68 WILSON AVE U319
M/B/L: 116/010/001/319

BILL #2006-01-0006183
VOL. 0871 PAGE 0007

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$1,180.67 due to said CITY OF TORRINGTON with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2006 and appearing in the rate bill in the name of:

MASON CHERYL L
68 WILSON AVE U319 TORRINGTON CT 06790

THE PRINCIPAL of which tax became due on 07/01/2007 and 01/01/2008.

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, 19 June 2008

RELEASE FILED

Received for Record
TOWN CLERK

R THOMAS CROVO
Tax Collector

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

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 : 68 WILSON AVE U319
M/B/L:

BILL #2006-06-0006183
VOL. PAGE

The lien continued by this certificate is to secure payment of a charge, THE PRINCIPAL OF WHICH AMOUNTS TO \$85.00 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:

MASON CHERYL L
68 WILSON AVE U319 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

20086909



BK: 1046 PG: 960

7/1/2008 08:23:31 AM

SEWER LIEN

Joseph L. Quartiero, Town and City Clerk

R THOMAS CROVO
Tax Collector

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

Town 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 : 15 WILMOT ST
M/B/L: 126/024/015

BILL #2009-06-0006936
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:

STROM KARLYN M & MICHAEL E SURV
15 WILMOT ST 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.

R. THOMAS CROVO

Dated at TAX COLLECTOR , Connecticut, 16 June 2010


R. THOMAS CROVO

TAX COLLECTOR, LLC

Jaime -
another lien
release
request.

Jaime M. LaMere

From: Launa Goslee
Sent: Monday, June 11, 2018 1:58 PM
To: Jaime M. LaMere
Subject: RE: Confirmation of lien payment

Hello,

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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Thank you.

From: Jaime M. LaMere
Sent: Monday, June 11, 2018 1:54 PM
To: Launa Goslee
Subject: Confirmation of lien payment

I have a request for a lien release for 2009 GL sewer use lien on 15 Wilmot Street (Karlyn & Michael E. Strom). Can you please confirm if lien 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