

LEGAL NOTICE - City of Torrington, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES

WEDNESDAY, SEPTEMBER 13, 2023

Conn. Gen. Stat. 12-157 (1949 rev., s.1838; PA 82-141 (3,4); PA 84-146 (9); PA 95-228 (3, 15); PA 96-180 (21,166); PA 97-139 (f); PA 99-283 (4,10); PA 02-103 (37); PA 13-276 (30); PA 14-139 (3); PA 15-156 (5)

TAX COLLECTOR OF THE CITY OF TORRINGTON, CONNECTICUT, having made lawful demand for the payment of taxes due me as the Tax Collector for the City of Torrington, and payment having been neglected and refused, **I WILL SELL AT PUBLIC AUCTION** the following described properties, separately, to satisfy taxes and interest and all charges accrued thereon.

The amounts due are good through Monday, July 31, 2023. Additional interest and collection costs will be added prior to the sale. Taxes due for the October 1, 2022, Grand List will also be added to the sale in accordance with the jeopardy provisions in CGS 12-163. Minimum bids on all remaining properties will be posted on Tuesday, September 12, 2023.

SAID SALE will take place in the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on Wednesday, September 13, 2023, beginning promptly at 3:00 PM.

None of the properties being sold is guaranteed buildable under current zoning regulations. All properties are subject to restrictions, covenants, and appurtenances of record that may appear. The City of Torrington and its officials make no representations, warranties, or guarantees concerning the suitability or character of any property offered for tax sale. All properties are subject to additional taxes, interest, fees, and other charges authorized by law accruing subsequent to the date of the notice of sale, including jeopardy collection of taxes and charges due on the October 1, 2022, Grand List, as per CGS 12-163. Such will be added to the amounts indicated as due and owing.

Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is." Potential bidders assume full and complete responsibility for ascertaining the suitability and character of each property, for any and all costs incurred pursuant thereto, and for all costs and/or liability incurred as a consequence of bidding.

TERMS OF SALE: This is a public auction and property will be sold to the highest bidder for each individual property. The minimum bid on each property will be the amount of

taxes, interest, lien fees and other costs due as of the date of the sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due after other properties have been sold. The tax collector reserves the right to adjourn the sale at any time.

Registration of bidders will begin at 1:45 PM inside the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790. Bidders must have a \$4,000 deposit using a **bank check or certified check (made payable to: City of Torrington Tax Collector – ONLY – no checks will be accepted payable to the City and another person/company)** for each property to be bid upon. On those properties with total amounts due under \$4,000, the minimum deposit will be \$1,000 payable using a bank check or certified check. *****CASH WILL NOT BE ALLOWED.** Anyone not in line by 2:30 PM will not be able to register to bid. The highest bidder must pay the balance of the bid price by 2:00 PM on Tuesday, September 19, 2023, or that person shall forfeit the deposit and right to purchase the property.

A Tax Collector's Deed shall be lodged in the City Clerk's Office and shall remain unrecorded for six months from the date of the sale. If the property is not redeemed during the six-month period, then on or about Thursday, March 14, 2024, title shall pass "free and clear" of other liens and encumbrances at that time, except certain items such as easements and other taxes. If title passes to the successful bidder, they will be responsible for payment in full to satisfy any amount due. More information concerning the Sale may be found in CGS 12-157.

This notice hereby constitutes a legal levy of my Tax Collector's Warrant(s) on the below described real estate. Dated at Torrington, Connecticut, this 31st day of July 2023.

Launa M. Goslee, CCMC, Tax Collector, City of Torrington

- 1) Property assessed from 2020 through 2021, presently in the name of 462 TORRINGFORD WEST ST, TORRINGTON LLC to satisfy taxes of \$72,184.95 plus all charges accrued thereon. Property described as Assessor's Map 137, Block 009, Lot 001, 462 TORRINGFORD W ST.**
- 2) Property assessed from 2018 through 2021, presently in the name of ASHLEN PROPERTIES LLC to satisfy taxes of \$38,955.98 plus all charges accrued thereon. Property described as Assessor's Map 117, Block 004, Lot 006, 178 WATER ST.**
- 3) Property assessed from 2018 through 2021, presently in the name of AVI LAND DEVELOPMENT LLC to satisfy taxes of \$100,330.15 plus all charges accrued thereon. Property described as Assessor's Map 242, Block 003, Lot 007, 3240 WINSTED RD.**

- 4) Property assessed from **2018 through 2021**, presently in the name of **BOSSONE, MARK** to satisfy taxes of **\$30,468.86** plus all charges accrued thereon. Property described as **Assessor's Map 202, Block 003, Lot 001, 2125 HIGHLAND AVE.**
- 5) Property assessed from **2017 through 2021**, presently in the name of **BUNNELL, MARY E** to satisfy taxes of **\$34,859.73** plus all charges accrued thereon. Property described as **Assessor's Map 236, Block 005, Lot 003/095, 95 BERKSHIRE OVAL 95.**
- 6) Property assessed from **2018 through 2021**, presently in the name of **CENTRELLA, CAROL J C/O KAWEA** to satisfy taxes of **\$25,615.77** plus all charges accrued thereon. Property described as **Assessor's Map 111, Block 006, Lot 022, 100 ROOSEVELT AVE.**
- 7) Property assessed from **2018 through 2021**, presently in the name of **CHAMBERLIN, SHANNON LEE** to satisfy taxes of **\$6,702.44** plus all charges accrued thereon. Property described as **Assessor's Map 119, Block 001, Lot 003, NORWOOD ST.**
- 8) Property assessed from **2017 through 2021**, presently in the name of **CHAMBERLIN, SHANNON LEE** to satisfy taxes of **\$31,939.68** plus all charges accrued thereon. Property described as **Assessor's Map 119, Block 001, Lot 012, 54 FOREST CT.**
- 9) Property assessed from **2017 through 2021**, presently in the name of **CROWNSHAW, WENDY A** to satisfy taxes of **\$31,876.40** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 014, Lot 023, 195 BEECHWOOD AVE.**
- 10) Property assessed from **2019 through 2021**, presently in the name of **CURRIER, JEFFEREY S & YAROCKI, MILLIE LU-PAR** to satisfy taxes of **\$51,586.87** plus all charges accrued thereon. Property described as **Assessor's Map 221, Block 003, Lot 024, 679 RIVERSIDE AVE.**
- 11) Property assessed from **2017 through 2021**, presently in the name of **DERBY, DAVID R & KATHRYN E SURV** to satisfy taxes of **\$27,653.02** plus all charges accrued thereon. Property described as **Assessor's Map 124, Block 013, Lot 022, 76 CHARLES ST.**
- 12) Property assessed from **2021 through 2021**, presently in the name of **DIMAURO, HOLLY** to satisfy taxes and a small cities loan totaling **\$55,106.77** plus all charges accrued thereon. Property described as **Assessor's Map 123, Block 006, Lot 013, 241 NORTHSIDE DR.**
- 13) Property assessed from **2017 through 2021**, presently in the name of **GONZALEZ, PADRON EVELIN** to satisfy taxes of **\$23,917.84** plus all charges accrued thereon. Property described as **Assessor's Map 246, Block 002, Lot 058, 1477 TORRINGFORD ST.**
- 14) Property assessed from **2018 through 2021**, presently in the name of **GREEN, CALVIN** to satisfy taxes of **\$15,906.26** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 005, Lot 012, 173 BIRDEN ST.**

- 15) Property assessed from **2017 through 2021**, presently in the name of **GREEN, ZUNILDA** to satisfy taxes of **\$38,942.08** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 003, Lot 003, 27 COOPER ST.**
- 16) Property assessed from **2016 through 2021**, presently in the name of **H&S TORRINGTON ASSOCIATES & HEALY SMITH DEVELOPMENT**, to satisfy taxes of **\$22,513.35** plus all charges accrued thereon. Property described as **Assessor's Map 120, Block 003, Lot 006, RED MTN AVE.**
- 17) Property assessed from **2019 through 2021**, presently in the name of **KNIGHT, MARTIN P** to satisfy taxes of **\$13,958.86** plus all charges accrued thereon. Property described as **Assessor's Map 115, Block 013, Lot 002, 421 S MAIN ST.**
- 18) Property assessed from **2018 through 2021**, presently in the name of **LURRY, MICHAEL JR** to satisfy taxes of **\$33,033.83** plus all charges accrued thereon. Property described as **Assessor's Map 244, Block 006, Lot 039, 55 QUAIL RUN.**
- 19) Property assessed from **2019 through 2021**, presently in the name of **MCCARD, JAMES R** to satisfy taxes of **\$9,126.02** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 006, Lot 018, 22 CLARK ST.**
- 20) Property assessed from **2017 through 2021**, presently in the name of **MO, ANDREW** to satisfy taxes of **\$30,796.16** plus all charges accrued thereon. Property described as **Assessor's Map 133, Block 008, Lot 034, 185 BUENA VISTA AVE.**
- 21) Property assessed from **2018 through 2021**, presently in the name of **MORGAN DAISY R EST; C/O MORGAN KATHLEEN D EXEC** to satisfy taxes of **\$21,502.39** plus all charges accrued thereon. Property described as **Assessor's Map 114, Block 004, Lot 016, 37 KING ST.**
- 22) Property assessed from **2020 through 2021**, presently in the name of **PAGOADA, JOSE IVAN** to satisfy taxes of **\$10,679.22** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 010, Lot 007, 21 PEARL ST.**
- 23) Property assessed from **2019 through 2021**, presently in the name of **PEREIRA CONTRACTING CORP** to satisfy taxes of **\$26,176.21** plus all charges accrued thereon. Property described as **Assessor's Map 225, Block 004, Lot 003, 1303 MARSHALL LK RD.**
- 24) Property assessed from **2019 through 2021**, presently in the name of **TORRINGTON AFFORDABLE HOUSING CO; C/O PEREZ ROMERO D & PEREZ FLORES EFRAIN** to satisfy taxes of **\$1,309.39** plus all charges accrued thereon. Property described as **Assessor's Map 134, Block 004, Lot 009/2, 133 LINDBERG ST 2 (Ground Only).**
- 25) Property assessed from **2019 through 2021**, presently in the name of **PEREZ ROMERO DAFANIA & PEREZ FLORES EFRAIN** to satisfy taxes of **\$13,041.70** plus all charges accrued thereon. Property described as **Assessor's Map 134, Block 004, Lot 009/1, 133 LINDBERG ST 1 (Building Only).**
- 26) Property assessed from **2017 through 2021**, presently in the name of **TKACS, PAMELA R** to satisfy taxes of **\$38,008.08** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 006, Lot 014, 64 TURNER AVE.**

- 27) Property assessed from **2019 through 2021**, presently in the name of **TORRINGTON PROPERTY HOLDINGS LLC** to satisfy taxes of **\$343.05** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 017, Lot 011, BUTLER ST.**
- 28) Property assessed from **2018 through 2021**, presently in the name of **VARGAS PICO ESTELA & SARMIENTO SEGUNDO MAURICIO** to satisfy taxes of **\$38,249.93** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 007, Lot 023, 84 PEARL ST.**
- 29) Property assessed from **2018 through 2021**, presently in the name of **VARGAS PICO ESTELA & SARMIENTO SARMIENTO SEGUNDO MAURICIO** to satisfy taxes of **\$26,409.45** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 010, Lot 007, 113 CULVERT ST.**
- 30) Property assessed from **2018 through 2021**, presently in the name of **VAUGHN RONALD WAYNE EST; C/O VAUGHN SUSAN EXEC** to satisfy taxes of **\$23,062.52** plus all charges accrued thereon. Property described as **Assessor's Map 125, Block 017, Lot 009, 726 E MAIN ST.**
- 31) Property assessed from **2017 through 2021**, presently in the name of **WILLIAMS, JOSHUA** to satisfy taxes of **\$30,653.56** plus all charges accrued thereon. Property described as **Assessor's Map 119, Block 004, Lot 005, 102 RED MTN AVE.**
- 32) Property assessed from **2019 through 2021**, presently in the name of **ZAHAREK, GEORGE J** to satisfy taxes of **\$27,000.66** plus all charges accrued thereon. Property described as **Assessor's Map 104, Block 010, Lot 001, 86 NELSON ST.**