

LEGAL NOTICE - City of Torrington, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES

WEDNESDAY, OCTOBER 20, 2021

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 SEPTEMBER 29, 2021. Additional interest and collection costs will be added prior to the sale. Taxes due for the second installment of the 2020 Grand List are also 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, October 19, 2021.

SAID SALE will take place in the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on Wednesday, October 20, 2021, beginning at 4:00 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 second installment of the 2020 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 of 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 until the following day if the sale runs late into the evening.

Registration of interested bidders will begin at 2:30 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)** 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 in bank check or certified check. *****CASH WILL NOT BE ALLOWED.** The successful bidder must pay the balance of the bid price by 2:00 PM on Tuesday, October 26, 2021, 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 on Thursday, April 21, 2022, title shall pass "free and clear" of other liens and encumbrances at that time, except certain kinds 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 29th day of September 2021.

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

- 1) Property assessed from 2017 through 2020, presently in the name of ASHNER NORMAN & DOROTHY SURV to satisfy taxes of \$28,196.83 plus all charges accrued thereon. Property described as Assessor's Map 115, Block 015, Lot 001, 137 SCOVILLE ST.**
- 2) Property assessed from 2017 through 2020, presently in the name of FABRO JENNIFER L to satisfy taxes of \$30,146.77 plus all charges accrued thereon. Property described as Assessor's Map 132, Block 015, Lot 020, 82 ORCHARD RD.**
- 3) Property assessed from 2016 through 2020, presently in the name of JANSON RAYMOND to satisfy taxes of \$27,124.14 plus all charges accrued thereon. Property described as Assessor's Map 109, Block 021, Lot 001, 13 PULVER ST.**
- 4) Property assessed from 2017 through 2020, presently in the name of KNOWLES DUANNE P EST & LARAINA LEE C/O CLARK RHONDA EXEC to satisfy taxes of \$28,855.78 plus all charges accrued thereon. Property described as Assessor's Map 104, Block 008, Lot 019, 152 HEIGHTS DR.**

- 5) Property assessed from **2017 through 2020**, presently in the name of **LEFEBRE THOMAS G** to satisfy taxes of **\$26,950.94** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 005, Lot 042, 47 FOREST ST.**
- 6) Property assessed from **2016 through 2020**, presently in the name of **MYFTARI ERMAL** to satisfy taxes of **\$27,295.88** plus all charges accrued thereon. Property described as **Assessor's Map 111, Block 002, Lot 010, 355 FUNSTON AVE.**
- 7) Property assessed from **2016 through 2020**, presently in the name of **RHONE HELEN E EST C/O WATKINS BARBARA M EXEC** to satisfy taxes of **\$13,399.67** plus all charges accrued thereon. Property described as **Assessor's Map 128, Block 002, Lot 022, 131 GRANT ST.**