

LEGAL NOTICE
City of Torrington
Notice of Sale of Real Estate for Taxes
(Sec. 12-157 1949 rev., s.1838; P.A. 82-141, s.3, 4; P.A. 84-146, s.9; P.A. 97-139)

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 or refused, I will sell at public auction the following described properties, separately, to satisfy taxes and interest and all charges accrued thereon. Those owners, taxpayers and other encumbrancers of record whose whereabouts are unknown or whose certified mail was unclaimed and whose interest in the property will be affected by the sales are so noted below the property:

- 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.**
 - a) **Dorothy Ashner**, last known address: 53 Palmer Bridge St Torrington, CT 06790. No Confirming Card Returned.
 - b) **Petro, Inc**, last known address: 1000 Woodbury Rd, Ste 200 Woodbury, NY 11797. No Confirming Card Returned.
- 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.**
 - a) **Jennifer L Fabro a/k/a Seaman**, last known address: 82 Orchard Rd Torrington, CT 06790. No Confirming Card Returned.
- 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.**
 - a) **Raymond Janson**, last known addresses: 13 Pulver St, Torrington, CT 06790; 6 Carriage Dr Canton, CT 06019. No Confirming Cards Returned.
 - b) **Capuano Properties, LLC c/o William Capuano, Member**, last known address: 1718 Weeping Elm Cir Port Orange, FL 32128. No Confirming Card Returned.
- 4) 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.**
 - a) **Thomas G. Lefebvre**, last known address: 47 Forest St Torrington, CT 06790. No Confirming Card Returned.
 - b) **Internal Revenue Service Attn: Manager, Centralized Lien Operation**, last known address P.O. Box 145595, Stop 8420G NJS Team Cincinnati, OH 45250-5595. No Confirming Card Returned.
- 5) 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.**
 - a) **Ermal Myftari**, last known address: 37 Culvert St Torrington, CT 06790. No Confirming Card Returned.

- 6) 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.**

- a) **Union Savings bank f/k/a First National Bank of Litchfield**, last known address: 226 Main St Danbury, CT 06810. No Confirming Card Returned.

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 ARE GUARANTEED BUILDABLE UNDER CURRENT ZONING REGULATIONS AND ALL PROPERTIES ARE SUBJECT TO RESTRICTIONS, COVENANTS AND APPURTENANCES OF RECORD AS MAY APPEAR.

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 (including tax sale fees) due as of the date of the sale. **The sale will be held on Wednesday, October 20, 2021. 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 with them a \$4,000 deposit in **cash or certified check (made payable to: 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. Properties will accrue taxes and interest on the second installment of the 2020 Grand List Year during the six-month redemption period. 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 Section 12-157 of the General Statutes of Connecticut.

Dated at Torrington, Connecticut, this 29th day of September 2021.

Launa M. Goslee, CCMC
Tax Collector
City of Torrington