

LEGAL NOTICE - City of Torrington, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES

THURSDAY, APRIL 4, 2024

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 Friday, January 31, 2024. Additional interest and collection costs will be added prior to the sale. Taxes due for the October 1, 2023, 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 Wednesday, April 3, 2024.

SAID SALE will take place in the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on Thursday, April 4, 2024, 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, 2023, 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 2:45 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 Wednesday, April 10, 2024, 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 Saturday, October 5, 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 16th day of January 2024.

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

- 1) Property assessed from 2019 through 2022, presently in the name of DUPREY, MICHAEL J to satisfy taxes of \$20,973.52 plus all charges accrued thereon. Property described as Assessor's Map 119, Block 004, Lot 012, 40 RED MTN AVE.**
- 2) Property assessed from 2020 through 2022, presently in the name of MORANDO, JANICE M to satisfy taxes of \$22,837.63 plus all charges accrued thereon. Property described as Assessor's Map 110, Block 013, Lot 023, 61 BEECHWOOD AVE.**
- 3) Property assessed from 2019 through 2022, presently in the name of CAHOON VIOLA P LU & CAHOON PRESTON L EST to satisfy taxes of \$27,468.08 plus all charges accrued thereon. Property described as Assessor's Map 126, Block 004, Lot 012, 8 FARNHAM EVE.**
- 4) Property assessed from 2018 through 2022, presently in the name of VIARENGO, CINDY & TIC to satisfy taxes of \$20,955.56 plus all charges accrued thereon.**

Property described as **Assessor's Map 111, Block 003, Lot 018, 184 ROOSEVELT AVE.**

- 5) Property assessed from **2018 through 2022**, presently in the name of **ZACK CYNTHIA M & TIC** to satisfy taxes of **\$29,204.61** plus all charges accrued thereon. Property described as **Assessor's Map 140, Block 004, Lot 013, 194 HARVARD DR.**
- 6) Property assessed from **2019 through 2022**, presently in the name of **MCCREARY, DEVANTE SR** to satisfy taxes of **\$6,440.49** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 015, Lot 005, 43 BUTLER ST.**
- 7) Property assessed from **2019 through 2022**, presently in the name of **THE AKERIDGE GROUP LLC IK TRUST** to satisfy taxes of **\$30,466.57** plus all charges accrued thereon. Property described as **Assessor's Map 126, Block 018, Lot 009, 152 BARTON ST.**
- 8) Property assessed from **2022 through 2022**, presently in the name of **GERBI HUGO TRUSTEE** to satisfy taxes of **\$7,299.66** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 002, Lot 010, 38 NEW LITCHFIELD ST.**
- 9) Property assessed from **2020 through 2022**, presently in the name of **GOMEZ, RAFAEL** to satisfy taxes of **\$13,423.81** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 013, Lot 007, 39 GEORGE ST.**
- 10) Property assessed from **2019 through 2022**, presently in the name of **KENNEY, DAVID** to satisfy taxes of **\$29,412.78** plus all charges accrued thereon. Property described as **Assessor's Map 138, Block 004, Lot 009, 71 NUTMEG DR.**
- 11) Property assessed from **2020 through 2022**, presently in the name of **M & T PROPERTY MANAGEMENT LLC** to satisfy taxes of **\$15,242.26** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 013, Lot 002, 38 FENNA ST.**
- 12) Property assessed from **2021 through 2022**, presently in the name of **FOSTER ZACHARY LEE** to satisfy taxes of **\$6,938.78** plus all charges accrued thereon. Property described as **Assessor's Map 240, Block 001, Lot 001/067, 67 WOODSIDE CIR #67.**
- 13) Property assessed from **2020 through 2022**, presently in the name of **LEATHERS MARK R & SURV** to satisfy taxes and a small cities loan totaling **\$22,432.57** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 010, Lot 007, 36 RIVERSIDE AVE.**
- 14) Property assessed from **2018 through 2022**, presently in the name of **MARIOTTI, GARY** to satisfy taxes of **\$18,245.05** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 023, Lot 009, 16 CASTLE ST.**
- 15) Property assessed from **2019 through 2022**, presently in the name of **SULLIVAN HAROLD PATRICK II** to satisfy taxes of **\$10,773.99** plus all charges accrued thereon. Property described as **Assessor's Map 252, Block 004, Lot 007, TORRINGFORD ST.**

- 16) Property assessed from **2021 through 2022**, presently in the name of **HENRY, WINSTON** to satisfy taxes of **\$10,520.97** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 009, Lot 002, 131 WOODBINE ST.**
- 17) Property assessed from **2019 through 2022**, presently in the name of **SANTANA ANGEL L & SURV** to satisfy taxes of **\$23,064.16** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 009, Lot 032, 665 MIGEON AVE.**
- 18) Property assessed from **2020 through 2022**, presently in the name of **KOBYLENSKI DONNA & RICHARD SURV**, to satisfy taxes of **\$12,437.79** plus all charges accrued thereon. Property described as **Assessor's Map 107, Block 003, Lot 050, 55 JARDON ST.**
- 19) Property assessed from **2019 through 2022**, presently in the name of **PONZI, PHILIP S** to satisfy taxes of **\$24,883.22** plus all charges accrued thereon. Property described as **Assessor's Map 120, Block 004, Lot 004, 765 MAIN ST.**
- 20) Property assessed from **2019 through 2022**, presently in the name of **DELLAGHELFA GARY J EST** to satisfy taxes of **\$25,644.01** plus all charges accrued thereon. Property described as **Assessor's Map 216, Block 001, Lot 019, 112 GREENFIELD DR.**
- 21) Property assessed from **2020 through 2022**, presently in the name of **MORANDO, JANICE M** to satisfy taxes of **\$23,009.43** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 009, Lot 017, 34 HIGHLAND AVE.**
- 22) Property assessed from **2020 through 2022**, presently in the name of **JUSTINIANO, SAMANTHA ELSA** to satisfy taxes of **\$11,267.80** plus all charges accrued thereon. Property described as **Assessor's Map 115, Block 016, Lot 002, 31 SCOVILLE ST.**
- 23) Property assessed from **2018 through 2022**, presently in the name of **MURRAY WILLIAM D & ALVARETTA M SURV** to satisfy taxes of **\$28,079.68** plus all charges accrued thereon. Property described as **Assessor's Map 243, Block 010, Lot 023, 101 STARKS HILL RD.**
- 24) Property assessed from **2019 through 2022**, presently in the name of **ROSE, ROBERT L & MARY L TIC** to satisfy taxes of **\$29,750.05** plus all charges accrued thereon. Property described as **Assessor's Map 245, Block 001, Lot 012, 65 JORDAN LN.**
- 25) Property assessed from **2019 through 2022**, presently in the name of **WALDRON, BRIDGET** to satisfy taxes of **\$4,687.80** plus all charges accrued thereon. Property described as **Assessor's Map 219, Block 001, Lot 158, 229 WIMBLEDON GATE N.**
- 26) Property assessed from **2019 through 2022**, presently in the name of **DAILY, JOSHUA D** to satisfy taxes of **\$4,205.69** plus all charges accrued thereon. Property described as **Assessor's Map 111, Block 001, Lot 034, 233 ROOSEVELT AVE.**