

**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 said sales are noted below:

- 1) Property assessed from **2020 through 2022**, presently in the name of **MORANDO JANICE M C/O KEITH BERNARD** to satisfy taxes of **\$26,658.89** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 013, Lot 023, 61 BEECHWOOD AVE.**
  - a) **Heather Perreault, Esq. Estate of Janice Morando**, last known address: (1) 471 Goshen Rd, Litchfield CT 06759; No Confirming Card(s) Returned.
- 2) Property assessed from **2020 through 2022**, presently in the name of **MORANDO JANICE M C/O KEITH BERNARD** to satisfy taxes of **\$26,850.35** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 009, Lot 017, 34 HIGHLAND AVE.**
  - a) **Heather Perreault, Esq. Estate of Janice Morando**, last known address: (1) 471 Goshen Rd, Litchfield CT 06759; No Confirming Card(s) Returned.
- 3) Property assessed from **2019 through 2022**, presently in the name **CAHOON VIOLA P LU & CAHOON PRESTON L EST LACY SABRINA & LAMERE AL** to satisfy taxes of **\$32,002.87** plus all charges accrued thereon. Property described as **Assessor's Map 126, Block 004, Lot 012, 8 FARNHAM EVE.**
  - a) **Sabrina Lacy**, last known address: (1) 436 Migeon Ave Torrington, CT 06790; No Confirming Card(s) Returned.
  - b) **Albert Lamere**, last known address: (1) 84 Culvert St, Torrington, CT 06790; No Confirming Card(s) Returned.
  - c) **Cheryl Lamere**, last known address: (1) 8 Farnham Ave, Torrington, CT 06790; No Confirming Card(s) Returned.
  - d) **Kevin Lamere**, last known address: (1) 8 Farnham Ave, Torrington, CT 06790; No Confirming Card(s) Returned.
  - e) **Steven Levy, Esq. for the Estate of Preston Cahoon**, last known address: (1) 355 Prospect St, Torrington, CT 06790; No Confirming Card(s) Returned.
  - f) **CSC Trust Co. Agent for ACM Northfield Trust**, last known address: (1) 2711 Centerville Rd, Ste 210, Wilmington, DE; 19808; No Confirming Card(s) Returned.
  - g) **ACM Northfield Trust c/o Ford & Paulekas, LLP, Dale Clayton, Esq.** (1) last known address: 280 Trumbull Street, Hartford, CT 06103; No Confirming Card(s) Returned.
- 4) Property assessed from **2019 through 2022**, presently in the name of **KENNEY, DAVID** to satisfy taxes of **\$34,259.18** plus all charges accrued thereon. Property described as **Assessor's Map 138, Block 004, Lot 009, 71 NUTMEG DR.**
  - a) **David Kenney**, last known addresses: (1) 71 Nutmeg Dr, Torrington, CT 06790; No Confirming Card(s) Returned.
- 5) Property assessed from **2019 through 2022**, presently in the name of **MCCREARY, DEVANTE SR** to satisfy taxes of **\$6,975.70** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 015, Lot 005, 43 BUTLER ST.**
  - a) **Devante McCreary, Sr**, last known addresses: (1) 43 Butler St, Torrington, CT 06790; (2) 41 Butler St, Torrington, CT 06790 No Confirming Card(s) Returned.
  - b) **Secretary of Housing and Urban Development**, last known address: (1) 451 7<sup>th</sup> Street SW, Washington, DC 20410 No Confirming Card(s) Returned.
- 6) Property assessed from **2019 through 2022**, presently in the name of **SANTANA ANGEL L & SURV GUZMAN KAREN** to satisfy taxes of **\$26,877.98** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 009, Lot 032, 665 MIGEON AVE.**
  - a) **Angel L Santana**, last known address: (1) 665 Migeon Ave, Torrington, CT 06790; No Confirming Card(s) Returned.
  - b) **Karen Guzman**, last known address: (1) 665 Migeon Ave, Torrington, CT 06790; (2) 395 S Main St, Torrington, CT 06790; No Confirming Card(s) Returned.
  - c) **Corporation Service Company Agent for Sunrun, Inc:** (1) 225 Asylum Street, 20th Floor, Hartford, CT 06103; No Confirming Card(s) Signed.
- 7) Property assessed from **2019 through 2022**, presently in the name of **WALDRON, BRIDGET** to satisfy taxes of **\$5,457.46** plus all charges accrued thereon. Property described as **Assessor's Map 219, Block 001, Lot 158, 229 WIMBLEDON GATE NORTH.**
  - a) **Bridget Waldron**, last known addresses: (1) 229 Wimbledon Gate North, Torrington, CT 06790. (2) 32 W Lakeview Rd, Plymouth, CT 06790. (3) 246 New Milford Tpke, New Preston, CT 06777; No Confirming Card(s) Returned.
  - b) **Matazalan Enterprises, LLC c/o Gary Swingle. Member**, last known address: (1) 2579 Litchfield Rd, Watertown, CT 06795. No Confirming Card(s) Returned.
- 8) Property assessed from **2018 through 2022**, presently in the name of **DEANNA, HILL** to satisfy taxes of **\$32,694.28** plus all charges accrued thereon. Property described as **Assessor's Map 243, Block 010, Lot 023, 101 STARKS HILL RD.**
  - a) **Scott D. Murray, Fiduciary Estate William D. Murray**, last known address: (1) 54 Candy Ln, Bristol, CT 06010; No Confirming Card(s) Returned.
- 9) Property assessed from **2020 through 2022**, presently in the name of **GOMEZ, RAFAEL** to satisfy taxes of **\$14,857.99** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 013, Lot 007, 39 GEORGE ST.**
  - a) **Thomas E. Iffland Jr. Agent Torrington Acquisitions, LLC**, last known addresses: (1) 36 Brewer St, Torrington, CT 06790; No Confirming Card(s) Returned.
- 10) Property assessed from **2020 through 2021**, presently in the name of **M & T PROPERTY MANAGEMENT LLC** to satisfy taxes of **\$17,786.73** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 013, Lot 002, 38 FENNA ST.**
  - a) **Thomas E. Iffland Jr. Agent Torrington Acquisitions, LLC**, last known address: (1) 36 Brewer St, Torrington, CT 06790; No Confirming Card(s) Returned.

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 at 3:00 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. 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.

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 Thursday, April 4, 2024. Registration of interested bidders will begin at 1:45 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 – 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 in 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 on Saturday, October 5, 2024, 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 2023 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 16th day of February 2024.

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