

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 **2018 through 2021**, presently in the name of **GREEN, CALVIN** to satisfy taxes of **\$16,344.63** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 005, Lot 012, 173 BIRDEN ST.**
 - a) **Calvin Green**, last known address: (1) 173 Birden St, Torrington CT 06790; (2) 8341 Brewery ST, Torrington, CT 06790, (2) 8341 Brewery St, Torrington, CT 06790; No Confirming Card(s) Returned.
- 2) Property assessed from **2019 through 2021**, presently in the name of **PEREZ, ROMERO DAFANIA & PEREZ, FLORES EFRAIN** to satisfy taxes of **\$13,457.70** plus all charges accrued thereon. Property described as **Assessor's Map 134, Block 004, Lot 009/1, 133 LINDERG ST (Building Only).**
 - a) **Efrain Flores Perez & Dafania Romero Perez**, last known address: (1) 133 Lindberg St Torrington, CT 06790; No Confirming Card(s) Returned.
 - b) **Jamie L. Stoner**, last known address: (1) 175 Brooksville Ave Hamden, CT 06518; No Confirming Card(s) Returned.
 - c) **Full Spectrum Lending, LLC Attn President**, last known address: (1) 5220 Las Virgenes AC-11; Calabasas, CA 91302; No Confirming Card(s) Returned.
- 3) Property assessed from **2017 through 2021**, presently in the name **BOSSONE, MARK** to satisfy taxes of **\$30,991.73** plus all charges accrued thereon. Property described as **Assessor's Map 202, Block 003, Lot 001, 2125 HIGHLAND AVE.**
 - a) **William G. Reverley, Esq., For USA Waste & Recycling Inc**, last known address: (1) P.O. Box 657 Vernon, CT 06066; No Confirming Card(s) Returned.
 - b) **USA Waste & Recycling Inc**, last known address: (1) P.O. Box 1000, Vernon, CT 06066; No Confirming Card(s) Returned.
- 4) Property assessed from **2017 through 2021**, presently in the name **WILLIAMS, JOSHUA** to satisfy taxes of **\$31,226.54** plus all charges accrued thereon. Property described as **Assessor's Map 119, Block 004, Lot 005, 102 RED MTN AVE.**
 - a) **Joshua Williams**, last known address: (1) 102 Red Mountain Ave Torrington, CT 06790; No Confirming Card(s) Returned.
 - b) Property assessed from **2017 through 2021**, presently in the name of **BUNNELL, MARY E** to satisfy taxes of **\$35,443.94** plus all charges accrued thereon. Property described as **Assessor's Map 236, Block 005, Lot 003/095, 95 BERKSHIRE OVAL.**
 - c) **Mary E. Bunnell**, last known address: (1) 95 Berkshire Oval, Torrington, CT 06790; No Confirming Card(s) Returned.
- 5) Property assessed from **2018 through 2021**, presently in the name of **CHAMBERLIN, SHANNON LEE** to satisfy taxes of **\$262.81** plus all charges accrued thereon. Property described as **Assessor's Map 119, Block 001, Lot 003, NORWOOD ST.**
 - a) **Shannon Lee Chamberlin**, last known address: (1) 54 Forest Ct, Torrington, CT 06790; No Confirming Card(s) Returned.
- 6) Property assessed from **2019 through 2021**, presently in the name of **KNIGHT, MARTIN P** to satisfy taxes of **\$14,559.99** plus all charges accrued thereon. Property described as **Assessor's Map 115, Block 013, Lot 002, 421 S MAIN ST.**
 - a) **Martin P. Knight**, last known address: (1) 421 S Main St, Torrington, CT 06790. No Confirming Card(s) Returned.
- 7) Property assessed from **2021 through 2021**, presently in the name of **DIMAURO, HOLLY** to satisfy taxes of **\$55,484.45** plus all charges accrued thereon. Property described as **Assessor's Map 123, Block 006, Lot 013, 241 NORTHSIDE DR.**
 - a) **Holly DiMauro**, last known address: (1) 241 Northside Dr, Torrington, CT 06790; No Confirming Card(s) Returned.
- 8) Property assessed from **2020 through 2021**, presently in the name of **PAGOADA, JOSE IVAN** to satisfy taxes of **\$11,159.77** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 010, Lot 007, 21 PEARL ST.**
 - a) **Jose Ivan Pagoada**, last known addresses: (1) 21 Pearl St, Torrington, CT 06790; (2) 73 W. Patent Rd, Torrington, CT 06790. (3) P.O. Box 81, Mt. Kisco, NY 10549. (4) 52 Spring St, Mt Kisco, NY 10549; No Confirming Card(s) Returned.
- 9) Property assessed from **2017 through 2021**, presently in the name of **DERBY DAVID R & KATHRYN E SURV** to satisfy taxes of **\$28,208.38** plus all charges accrued thereon. Property described as **Assessor's Map 124, Block 013, Lot 022, 76 CHARLES ST.**
 - a) **Kathryn E. Derby**, last known address: (1) 76 Charles St, Hartford, CT 06103; No Confirming Card(s) Returned.
- 10) Property assessed from **2018 through 2021**, presently in the name of **ASHLEN PROPERTIES LLC** to satisfy taxes of **\$39,646.83** plus all charges accrued thereon. Property described as **Assessor's Map 117, Block 004, Lot 006, 178 WATER ST.**
 - a) **Lenardo Henville, Member/Reg Agent Ashlen Properties LLC**, last known address: (1) 2 Nanel Dr Apt D, Glastonbury, CT 06033; No Confirming Card(s) Returned.
 - b) **Ashlen Properties**, last known address: (1) 50 Augusta National, Glastonbury, CT 06033; No Confirming Card(s) Returned.
- 11) Property assessed from **2017 through 2021**, presently in the name of **CROWNSHAW WENDY A** to satisfy taxes of **\$32,497.60** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 014, Lot 023, 195 BEECHWOOD AVE.**
 - a) **Estate of Wendy A. Crownshaw c/o Kyle B Marshall**, last known address: (1) 27 Thinbault Ave. Apt 1 Winsted, CT 06098; 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 Wednesday, September 13, 2023, 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, 2022 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 Wednesday, September 13, 2023. 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 2:30 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 on Tuesday, March 14, 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 2022 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 21st day of August 2023.

Launa M. Goslee, CCMC
Tax Collector
City of Torrington