

## **LEGAL NOTICE - City of Torrington, Connecticut**

### **NOTICE OF SALE OF REAL ESTATE FOR TAXES**

**TUESDAY, MAY 11, 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.

These amounts due good through MARCH 5, 2021. Additional interest and collection costs will be added prior to the sale. Taxes due on the Grand List of October 1, 2020 will also be added prior to the sale in accordance with jeopardy acceleration provisions in CGS 12-163. Minimum bids on remaining properties will be posted on Monday, May 10, 2021.

**SAID SALE will take place in the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on Tuesday, May 11, 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 accelerated collection of taxes and charges due on the grand list of Oct. 1, 2020, 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 (for example, garage units, and vacant land) 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 3:00 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 cash or certified check. The successful bidder must pay the balance of the bid price by 3:00 PM on Monday, May 17, 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 Monday, November 15, 2021, 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 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 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 5th day of March 2021.**

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

- 1) Property assessed from 2016 through 2019, presently in the name of BARERRA JOSE A to satisfy taxes of \$25,556.46 plus all charges accrued thereon. Property described as Assessor's Map 118, Block 002, Lot 004, 85 PRESCOTT ST.**
- 2) Property assessed from 2017 through 2019, presently in the name of BOUCHEZ CHARLES C to satisfy taxes of \$24,586.13 plus all charges accrued thereon. Property described as Assessor's Map 117, Block 005, Lot 001, 8 MIGEON AVE.**
- 3) Property assessed from 2016 through 2019, presently in the name of BRADY DAVID J to satisfy taxes of \$24,611.95 plus all charges accrued thereon. Property described as Assessor's Map 110, Block 006, Lot 006, 158 MAPLEWOOD AVE.**
- 4) Property assessed from 2017 through 2019, presently in the name of CERUTTI MARIO to satisfy taxes of \$7,752.72 plus all charges accrued thereon. Property described as Assessor's Map 222, Block 005, Lot 011, GARDENHURST AVE.**

- 5) Property assessed from **2017 through 2019**, presently in the name of **CERUTTI MARIO** to satisfy taxes of **\$7,189.08** plus all charges accrued thereon. Property described as **Assessor's Map 222, Block 005, Lot 012, GARDENHURST AVE.**
- 6) Property assessed from **2017 through 2019**, presently in the name of **CHOWANIEC FRANK & JENNIFER A SURV** to satisfy taxes of **\$23,551.26** plus all charges accrued thereon. Property described as **Assessor's Map 243, Block 002, Lot 012, 2936 WINSTED RD.**
- 7) Property assessed from **2017 through 2019**, presently in the name of **CHOWANIEC FRANK & JENNIFER A SURV** to satisfy taxes of **\$18,471.51** plus all charges accrued thereon. Property described as **Assessor's Map 243, Block 002, Lot 010, WINSTED RD.**
- 8) Property assessed from **2019 through 2019**, presently in the name of **CHOWANIEC FRANK & JENNIFER A SURV** to satisfy taxes of **\$689.32** plus all charges accrued thereon. Property described as **Assessor's Map 243, Block 002, Lot 011, WINSTED RD.**
- 9) Property assessed from **2018 through 2019**, presently in the name of **GABHALTAIS TEAGHLAIGH LLC** to satisfy taxes of **\$118,414.21** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 016, Lot 001, 85 PULASKI ST.**
- 10) Property assessed from **2016 through 2019**, presently in the name of **JONES JAMES** to satisfy taxes of **\$25,791.84** plus all charges accrued thereon. Property described as **Assessor's Map 124, Block 003, Lot 013, 320 BRIGHTWOOD AVE.**
- 11) Property assessed from **2016 through 2019**, presently in the name of **LOPEZ OLGA D & SARMIENTO JESUS GERMAN CHIMBO SURV** to satisfy taxes of **\$23,549.42** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 023, Lot 005, 286 PARK AVE.**
- 12) Property assessed from **2016 through 2019**, presently in the name of **MACIA CARISSA CONS / FBO ESTATE OF MATTHEW L MACIA** to satisfy taxes of **\$23,606.99** plus all charges accrued thereon. Property described as **Assessor's Map 122, Block 001, Lot 019, 16 YALE AVE.**
- 13) Property assessed from **2017 through 2019**, presently in the name of **MYFTARI ERMAL** to satisfy taxes of **\$26,184.91** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 017, Lot 009, 37 CULVERT ST.**
- 14) Property assessed from **2015 through 2019**, presently in the name of **PROUT HAROLD E III** to satisfy taxes of **\$23,025.11** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 012, Lot 010, 28 LAKE ST.**

- 15)** Property assessed from **2007 through 2019**, presently in the name of **TAPPARO FRANCIS** to satisfy taxes of **\$68,342.99** plus all charges accrued thereon.  
Property described as **Assessor's Map 244, Block 002, Lot 007, WINSTED RD.**
- 16)** Property assessed from **2014 through 2019**, presently in the name of **WS REALTY LLC** to satisfy taxes of **\$8,282.76** plus all charges accrued thereon.  
Property described as **Assessor's Map 117, Block 018, Lot 006, WALL ST.**