

LEGAL NOTICE - City of Torrington, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES

SATURDAY, MAY 16, 2020

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 6, 2020. Additional interest and collection costs will be added prior to the sale. Taxes due on the Grand List of October 1, 2019 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 after May 12, 2020.

SAID SALE will take place in the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on Saturday, May 16, 2020 beginning at 10:00 AM.

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, 2019, 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 8:45 AM 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 10:00 AM on Friday, May 22, 2020, 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, November 17, 2020, 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 2019 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 6th day of March 2020.

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

- 1) Property assessed from 2016 through 2018, presently in the name of 361 S MAIN ST LLC to satisfy taxes of \$21,128.72 plus all charges accrued thereon. Property described as Assessor's Map 115, Block 013, Lot 008, 361 S MAIN ST.**
- 2) Property assessed from 2017 through 2018, presently in the name of 462 TORRINGFORD WEST ST TORRINGTON LLC to satisfy taxes of \$65,975.01 plus all charges accrued thereon. Property described as Assessor's Map 137, Block 009, Lot 001, 462 TORRINGFORD W ST.**
- 3) Property assessed from 2016 through 2018, presently in the name of 867 EAST MAIN ST ASSOCIATES LLC AKA 867 EAST MAIN ST ASSOCIATES LLC to satisfy taxes of \$34,570.27 plus all charges accrued thereon. Property described as Assessor's Map 133, Block 017, Lot 001, 867 E MAIN ST.**
- 4) Property assessed from 2015 through 2018, presently in the name of ALEXANDER SCOTT W to satisfy taxes of \$26,045.24 plus all charges accrued**

thereon. Property described as **Assessor's Map 141, Block 002, Lot 003, 21 BRADFORD RD.**

- 5) Property assessed from **2014 through 2018**, presently in the name of **BELANCIK BERNARD JOSEPH** to satisfy taxes of **\$23,686.29** plus all charges accrued thereon. Property described as **Assessor's Map 125, Block 002, Lot 014, 48 BRITTON AVE.**
- 6) Property assessed from **2014 through 2018**, presently in the name of **CELLANO FRANCESCA D** to satisfy taxes of **\$26,724.10** plus all charges accrued thereon. Property described as **Assessor's Map 107, Block 001, Lot 006, 76 BOROUGH ST.**
- 7) Property assessed from **2010 through 2018**, presently in the name of **CHAIN HELEN L** to satisfy taxes of **\$43,142.47** plus all charges accrued thereon. Property described as **Assessor's Map 221, Block 003, Lot 049, WESTLEDGE DR.**
- 8) Property assessed from **2016 through 2018**, presently in the name of **HALL KRISTOFFER** to satisfy taxes of **\$23,660.48** plus all charges accrued thereon. Property described as **Assessor's Map 133, Block 008, Lot 023, 433 TORRINGFORD W.**
- 9) Property assessed from **2015 through 2018**, presently in the name of **JASONIS ANTHONY III** to satisfy taxes of **\$25,759.02** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 012, Lot 023, 134 CENTRAL AVE.**
- 10) Property assessed from **2015 through 2018**, presently in the name of **KHORSHAD PETER** to satisfy taxes of **\$30,694.44** plus all charges accrued thereon. Property described as **Assessor's Map 240, Block 001/001, Lot 226, 226 LEDGE DR.**
- 11) Property assessed from **2012 through 2018**, presently in the name of **MAHAVIK MARYANN ASHLEY & SEAN TIC** to satisfy taxes of **\$55,883.56** plus all charges accrued thereon. Property described as **Assessor's Map 122, Block 006, Lot 005, 60 NORTHSIDE DR.**
- 12) Property assessed from **2014 through 2018**, presently in the name of **MARINO THOMAS R & JANET E** to satisfy taxes of **\$32,922.21** plus all charges accrued thereon. Property described as **Assessor's Map 144, Block 003, Lot 018, 165 ALBRECHT RD.**
- 13) Property assessed from **2016 through 2018**, presently in the name of **PRATT ROBERT E JR** to satisfy taxes of **\$19,628.74** plus all charges accrued thereon. Property described as **Assessor's Map 104, Block 004, Lot 007, 47 PLANET.**
- 14) Property assessed from **2016 through 2018**, presently in the name of **RIVERA VINCENTE & MAE** to satisfy taxes of **\$16,992.48** plus all charges accrued

thereon. Property described as **Assessor's Map 109, Block 006, Lot 018, 183 RIVERSIDE AVE.**

- 15)** Property assessed from **2015 through 2018**, presently in the name of **RIVERSIDE PROPERTY LLC** to satisfy taxes of **\$19,880.54** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 002, Lot 010, 355 RIVERSIDE AVE.**
- 16)** Property assessed from **2013 through 2018**, presently in the name of **SUMMER ST PARTNERSHIP** to satisfy taxes of **\$207,589.08** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 007, Lot 002, 200 LITCHFIELD ST.**
- 17)** Property assessed from **2015 through 2018**, presently in the name of **TOCCI MARY A** to satisfy taxes of **\$23,877.58** plus all charges accrued thereon. Property described as **Assessor's Map 216, Block 001, Lot 035, 341 WESTSIDE LN.**
- 18)** Property assessed from **2018 through 2018**, presently in the name of **WOLCOTT REALTY LLC** to satisfy taxes of **\$54,911.33** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 019, Lot 001, 215 FOREST ST.**
- 19)** Property assessed from **2016 through 2018**, presently in the name of **WS REALTY LLC** to satisfy taxes of **\$19,505.95** plus all charges accrued thereon. Property described as **Assessor's Map 117, Block 017, Lot 023, 43 WALL ST.**