

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

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

**THURSDAY, MAY 5, 2022**

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, March 18, 2022. Additional interest and collection costs will be added prior to the sale. Taxes due for the October 1, 2021 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, May 4, 2022.

**SAID SALE will take place in the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on Thursday, May 5, 2022, beginning promptly 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 collection of taxes and charges due on the October 1, 2021 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 interested bidders will begin at 2:30 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 in bank check or certified check. **\*\*\*CASH WILL NOT BE ALLOWED.** Anyone not in line by 3:30 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, May 10, 2022, 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 Tuesday, November 8, 2022, title shall pass "free and clear" of other liens and encumbrances at that time, except certain issues 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 22<sup>nd</sup> day of March 2022.**

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

- 1) Property assessed from 2014 through 2020, presently in the name of WITHEE EDWARD JEROME to satisfy taxes of \$10,278.83 plus all charges accrued thereon. Property described as Assessor's Map 225, Block 002, Lot 006/006, 1847 NORFOLK RD.**
- 2) Property assessed from 2017 through 2020, presently in the name of THRALL DEBRA J to satisfy taxes of \$17,473.84 plus all charges accrued thereon. Property described as Assessor's Map 138, Block 002, Lot 022, 159 LYMAN DR.**
- 3) Property assessed from 2017 through 2020, presently in the name of BEYUS MAUREEN JOANN EST, C/O BODNAR DEBORAH EXEC to satisfy taxes of \$28,215.43 plus all charges accrued thereon. Property described as Assessor's Map 131, Block 006, Lot 078, 181 FAIRLAWN DR.**
- 4) Property assessed from 2016 through 2020, presently in the name of H & S TORRINGTON ASSOCIATES & HEALY SMITH DEVELOPMENT to satisfy taxes of \$16,371.99 plus all charges accrued thereon. Property described as Assessor's Map 120, Block 003, Lot 006, RED MTN AVE.**
- 5) Property assessed from 2016 through 2020, presently in the name of HORVATH JOZSEF & KATALIN SURV to satisfy taxes of \$13,300.53 plus all charges**

accrued thereon. Property described as **Assessor's Map 221, Block 003, Lot 018, WESTLEDGE TER.**

- 6) Property assessed from **2017 through 2020**, presently in the name of **HALL DONALD W** to satisfy taxes of **\$27,784.64** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 013, Lot 024, 71 BEECHWOOD AVE.**
- 7) Property assessed from **2016 through 2020**, presently in the name of **HORVATH JOZSEF & KATALIN SURV** to satisfy taxes of **\$13,518.22** plus all charges accrued thereon. Property described as **Assessor's Map 221, Block 003, Lot 057, WESTLEDGE TER.**
- 8) Property assessed from **2016 through 2020**, presently in the name of **HERITAGE BUILDERS LLC** to satisfy taxes of **\$6,758.74** plus all charges accrued thereon. Property described as **Assessor's Map 252, Block 002, Lot 026, WHITE PINE RD.**