

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 the sales are so noted below the property:

- 1) Property assessed from **2016 through 2019**, presently in the name of **BARERRA JOSE A** to satisfy taxes of **\$25,727.26** plus all charges accrued thereon. Property described as **Assessor's Map 118, Block 002, Lot 004, 85 PRESCOTT ST.**
 - a) **Jose A. Barerra**, last known addresses: 3521 215th St Bayside, NY 11361; 85 Prescott St Torrington, CT 06790. No Confirming Card Returned.
 - b) **Jose A. Barerra c/o Angel Palacios**, last known address: 25 Astoria Blvd, Fl 1 Astoria, NY 11102. No Confirming Card Returned.
 - c) **Bellmore Commons, LLC**, last known address: 48 East Old Country Rd, Ste 203 Mineola, NY 11501. No Confirming Card Returned.
- 2) Property assessed from **2017 through 2019**, presently in the name of **BOUCHEZ CHARLES C** to satisfy taxes of **\$24,749.46** plus all charges accrued thereon. Property described as **Assessor's Map 117, Block 005, Lot 001, 8 MIGEON AVE.**
 - a) **Charles C. Bouchez**, last known address: 6025 Shore Blvd S Apt 614 St. Petersburg, FL 33707. No Confirming Card Returned.
 - b) **Corporation Service Company Agent for Service for Midland Funding, LLC**, last known address: 100 Pearl St, 17th FL MC-CSC1 Hartford, CT 06103. No Confirming Card Returned.
 - c) **Schreiber/Cohen, LLC c/o Jeffrey A. Schreiber, Esq., Attorney for Midland Funding**, last known address: 53 Stiles Rd, Suite A102 Salem, NH 03079. No Confirming Card Returned.
- 3) Property assessed from **2016 through 2019**, presently in the name of **BRADY DAVID J** to satisfy taxes of **\$24,805.16** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 006, Lot 006, 158 MAPLEWOOD AVE.**
 - a) **Webster Bank, f/k/a First Federal S&L Assoc. of Torrington**, last known address: 137 Bank St Waterbury, CT 06702. No Confirming Card Returned.
 - b) **Phalen Funeral Home, Inc. a/k/a Funeral Home Inc, C/O Keith Phalen, President**, last known address: 285 Migeon Ave Torrington, CT 06790. No Confirming Card Returned.
- 4) Property assessed from **2017 through 2019**, presently in the name of **CERUTTI MARIO** to satisfy taxes of **\$7,908.58** plus all charges accrued thereon. Property described as **Assessor's Map 222, Block 005, Lot 011, GARDENHURST AVE.**
 - a) **Mario Cerutti**, last known addresses: 913 Migeon Ave Torrington, CT 06790; 100 Trotters Way Torrington, CT 06790. No Confirming Card Returned.
- 5) Property assessed from **2017 through 2019**, presently in the name of **CERUTTI MARIO** to satisfy taxes of **\$7,351.84** plus all charges accrued thereon. Property described as **Assessor's Map 222, Block 005, Lot 012, GARDENHURST AVE.**
 - a) **Mario Cerutti**, last known addresses: 913 Migeon Ave Torrington, CT 06790; 100 Trotters Way Torrington, CT 06790. No Confirming Card Returned.
- 6) Property assessed from **2018 through 2019**, presently in the name of **GABHALTAIS TEAGHLAIGH LLC** to satisfy taxes of **\$118,592.48** plus all charges accrued thereon. Property described as **Assessor's Map 108, Block 016, Lot 001, 85 PULASKI ST.**
 - a) **Gabhaltai Teaghlaigh, LLC**, last known address: 85 Pulaski St Torrington, CT 06790. No Confirming Card Returned.
 - b) **Sachem Capital Corp. c/o Joel J. Goldschmidt, Asst. Sec. Morse, Zelnick, Rose & Lander, LLP**, last known address: 825 Third Ave New York, NY 10022. No Confirming Card Returned.
- 7) Property assessed from **2017 through 2019**, presently in the name of **JONES JAMES** to satisfy taxes of **\$2,572.10** plus all charges accrued thereon. Property described as **Assessor's Map 124, Block 003, Lot 013, 320 BRIGHTWOOD AVE.**
 - a) **James Jones a/k/a James E. Jones, Jr**, last known addresses: 320 Brightwood Ave Torrington, CT 06790; 41 Parker Hill Rd Norfolk, CT 06058; 322 Brightwood Ave Torrington, CT 06790. No Confirming Card Returned.
- 8) Property assessed from **2016 through 2019**, presently in the name of **LOPEZ OLGA D & SARMIENTO JESUS GERMAN CHIMBO SURV** to satisfy taxes of **\$23,712.75** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 023, Lot 005, 286 PARK AVE.**
 - a) **Jesus German Chimbo-Sarmiento**, last known address: 243 N Elm St Apt 2 Torrington, CT 06790. No Confirming Card Returned.
- 9) Property assessed from **2016 through 2019**, presently in the name of **MACIA CARISSA CONS / FBO ESTATE OF MATTHEW L MACIA** to satisfy taxes of **\$23,773.24** plus all charges accrued thereon. Property described as **Assessor's Map 122, Block 001, Lot 019, 16 YALE AVE.**
 - a) **Carissa Macia, Conservatrix of The Estate of Matthew L. Macia**, last known address: 16 Yale Ave Torrington, CT 06790. No Confirming Card Returned.
 - b) **Carissa Macia a/k/a LeJeune**, last known address: 16 Yale Ave Torrington, CT 06790. No Confirming Card Returned.
 - c) **Matthew L. Macia**, last known address: 16 Yale Ave Torrington, CT 06790. No Confirming Card Returned.
- 10) Property assessed from **2017 through 2019**, presently in the name of **MYFTARI ERMAL** to satisfy taxes of **\$26,348.24** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 017, Lot 009, 37 CULVERT ST.**
 - a) **Ermal Myftari**, last known addresses: 104 McGuinness St Torrington, CT 06790; 383 Clinton St, Basement Brooklyn, NY 11231. No Confirming Card Returned.
- 11) Property assessed from **2015 through 2019**, presently in the name of **PROUT HAROLD E III** to satisfy taxes of **\$23,195.91** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 012, Lot 010, 28 LAKE ST.**
 - a) **Harold E. Prout, III**, last known addresses: 28 Lake St Apt 2 Torrington, CT 06790; 28 Lake St Apt 1 Torrington, CT 06790; 121 Meadowbrook Ln Torrington, CT 06790; 2019 Waterleaf St Orlando, FL 32837. No Confirming Card Returned.

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 ARE GUARANTEED BUILDABLE UNDER CURRENT ZONING REGULATIONS AND ALL PROPERTIES ARE SUBJECT TO RESTRICTIONS, COVENANTS AND APPURTENANCES OF RECORD AS MAY APPEAR.

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 Tuesday, May 11, 2021. 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 Section 12-157 of the General Statutes of Connecticut.

Dated at Torrington, Connecticut, this 30th day of March 2021.

Launa M. Goslee, CCMC
Tax Collector
City of Torrington