

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 **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.**
 - a) **Edward Jerome Withee**, last known addresses: (1) 1847 Norfolk Rd #6 Torrington CT 06790; (2) 327 Aetna Ave Torrington, CT 06790. No Confirming Cards Signed.
- 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.**

Debra J. Thrall a/k/a Debra J Bozenski, last known addresses: (1) 159 Lyman Dr Torrington, CT 06790; No Confirming Cards Returned. (2) P.O. Box 2111 Torrington, CT 06790. No Confirming Card Signed.
- 3) Property assessed from **2016 through 2020**, presently in the name **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.**
 - a) **Jozsef Horvath**, last known addresses: (1) 14369-27th Ave Surrey, BC V4P1R6; (2) 15032 73B Ave Surrey, BC V3S7H5; (3) 86 Washington Ave, Torrington, CT 06790. No Confirming Cards Returned.
 - b) **Katalin Horvath** last known addresses: (1) 14369-27th Ave Surrey, BC V4P1R6; (2) 15032 73B Ave Surrey, BC V3S7H5. (3) 2154 Cranberry Rd, Grayland WA 98547. No Confirming Cards Returned.
- 4) 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.**
 - a) **Jozsef Horvath**, last known addresses: (1) 14369-27th Ave Surrey, BC V4P1R6; (2) 15032 73B Ave Surrey, BC V3S7H5; (3) 86 Washington Ave, Torrington, CT 06790. No Confirming Cards Returned.
 - b) **Katalin Horvath** last known addresses: (1) 14369-27th Ave Surrey, BC V4P1R6; (2) 15032 73B Ave Surrey, BC V3S7H5. (3) 2154 Cranberry Rd, Grayland WA 98547. No Confirming Cards Returned.

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 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. 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.

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 Thursday, May 5, 2022. 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 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 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 on Tuesday, November 8, 2022, 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 2021 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 22nd day of March 2022.

Launa M. Goslee, CCMC
Tax Collector
City of Torrington