

NOTICE OF SALE OF REAL ESTATE FOR TAXES  
 ORIGINALLY SCHEDULED FOR SATURDAY, MAY 16, 2020  
 ADJOURNED PURSUANT TO GOVERNOR'S EXECUTIVE ORDER NO. 7S  
 NEW DATE - NOVEMBER 5, 2020

(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 and 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 **361 SOUTH MAIN LLC** to satisfy taxes of **\$33,302.85** plus all charges accrued thereon. Property described as **Assessor's Map 115, Block 013, Lot 008, 361 S MAIN ST.**
  - a) **361 South Main, LLC Attn: Frank Cirillo, Agent/Member**, last known addresses: 116 Newgate Rd Oxford, CT 06478, 659 Middlebury Rd Middlebury, CT 06762. No Confirming Card Returned.
- 2) Property assessed from **2015 through 2019**, presently in the name of **ALEXANDER SCOTT W** to satisfy taxes of **\$33,769.73** plus all charges accrued thereon. Property described as **Assessor's Map 141, Block 002, Lot 003, 21 BRADFORD RD.**
  - a) **Scott W. Alexander**, last known address: 52 Missionary Rd #27 Cromwell, CT 06416. No Confirming Card Returned.
  - b) **Portfolio Recovery Associates, LLC C/O Corporation Service Company**, last known address: 50 Weston St Hartford, CT 06120 – 1537. No Confirming Card Returned.
- 3) Property assessed from **2014 through 2019**, presently in the name of **BELANCIK BERNARD JOSEPH** to satisfy taxes of **\$30,108.66** plus all charges accrued thereon. Property described as **Assessor's Map 125, Block 002, Lot 014, 48 BRITTON AVE.**
  - a) **Estate of Bernard Joseph Belancik C/O Lynn (Linden) Belancik**, last known address: 2567 Crestridge Court Boulder, CO 80302. No Confirming Card Returned.
- 4) Property assessed from **2017 through 2019**, presently in the name of **JASONIS ANTHONY III** to satisfy taxes of **\$19,501.31** plus all charges accrued thereon. Property described as **Assessor's Map 110, Block 012, Lot 023, 134 CENTRAL AVE.**
  - a) **Anthony Jasonis III**, last known address: 134 Central Ave Torrington, CT 06790. No Confirming Card Returned.
  - b) **UConn Health Center John Dempsey Hospital**, last known address: 100 Hospital Dr Farmington, CT 06030. No Confirming Card Returned.
- 5) Property assessed from **2015 through 2019**, presently in the name of **KHORSHAD PETER** to satisfy taxes of **\$37,755.65** plus all charges accrued thereon. Property described as **Assessor's Map 240, Block 001/001, Lot 226, 226 LEDGE DR.**
  - a) **Peter Khorshad**, last known address: 226 Ledge Dr Torrington, CT 06790. No Confirming Card Returned.
- 6) Property assessed from **2012 through 2019**, presently in the name of **MAHAVIK MARYANN ASHLEY & SEAN TIC** to satisfy taxes of **\$64,246.46** plus all charges accrued thereon. Property described as **Assessor's Map 122, Block 006, Lot 005, 60 NORTHSIDE DR.**
  - a) **MaryAnn Mahavik**, last known addresses: 60 Northside Dr Torrington, CT 06790-2915, 77 Candlewood Lake Rd Brookfield, CT 06804-2518. No Confirming Card Returned.
  - b) **Ashley Mahavik aka Ashley Zollarcoffer**, last known addresses: 60 Northside Dr Torrington, CT 06790-2915, 77 Candlewood Lake Rd Brookfield, CT 06804-2518. No Confirming Card Returned.
  - c) **Sean Mahavik**, last known addresses: 5303 Hermitage Ave Valley Village, CA 91607-2515, 12301 Weddington St Valley Village, CA 91607-2517. No Confirming Card Returned.
- 7) Property assessed from **2014 through 2019**, presently in the name of **MARINO THOMAS R & JANET E** to satisfy taxes of **\$41,586.59** plus all charges accrued thereon. Property described as **Assessor's Map 144, Block 003, Lot 018, 165 ALBRECHT RD.**
  - a) **Corporation Service Company For Midland Funding, LLC**, last known address: 50 Weston St Hartford, CT 06120 – 1537. No Confirming Card Returned.
  - b) **Corporation Service Company For Unifund Corporation**, last known address: 50 Weston St Hartford, CT 06120 – 1537. No Confirming Card Returned.
  - c) **London & London, Atty for Midland Funding**, last known address: 48 Christian Lane New Britain, CT 06111. No Confirming Card Returned.
- 8) Property assessed from **2017 through 2019**, presently in the name of **PRATT ROBERT E JR** to satisfy taxes of **\$16,498.10** plus all charges accrued thereon. Property described as **Assessor's Map 104, Block 004, Lot 007, 47 PLANET.**
  - a) **Robert E. Pratt Jr**, last known address: 47 Planet St Torrington, CT 06790. No Confirming Card Returned.
- 9) Property assessed from **2016 through 2019**, presently in the name of **RIVERA VINCENTE & MAE** to satisfy taxes of **\$23,852.71** plus all charges accrued thereon. Property described as **Assessor's Map 109, Block 006, Lot 018, 183 RIVERSIDE AVE.**
  - a) **Joshua S. Rivera, Heir to Vincente & Mae Rivera**, last known address: 15 Marion Pl Enfield, CT 06082. No Confirming Card Returned.
- 10) Property assessed from **2013 through 2019**, presently in the name of **SUMMER ST PARTNERSHIP** to satisfy taxes of **\$222,971.52** plus all charges accrued thereon. Property described as **Assessor's Map 116, Block 007, Lot 002, 200 LITCHFIELD ST.**
  - a) **Summer Street Partnership Attn: Edwin R. Chadwick**, last known address: 39 Tamarack Ln Goshen, CT 06756. No Confirming Card Returned.
  - b) **Summer Street Partnership Attn: Carol C. Kenner**, last known address: 1 Regent Cir Basking Ridge, NJ 07920. No Confirming Card Returned.
  - c) **Summer Street Partnership Attn: John E. Chadwick**, last known address: 9201 Club House Rd Presto, PA 15142. No Confirming Card Returned.

These amounts due are good through OCTOBER 1, 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. Minimum bids on remaining properties will be posted one day before the sale.

**SAID SALE was adjourned pursuant to Executive Order No. 7S and is now scheduled for November 5, 2020.**

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 3:15 PM inside the Auditorium at City Hall, 140 Main Street, 2nd Floor, Torrington, CT 06790 on the day of the sale.** 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 within 5 business days after the sale, 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, 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 above described real estate. Dated at Torrington, Connecticut, this 8th day of October 2020.**

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