

# **NOTICE OF LEVY AND SALE OF REAL ESTATE**

## **Connecticut General Statutes § 12-155, et seq.**

The tax collector of the following municipality has levied upon the real estate identified below and slated it for public auction to satisfy delinquent taxes and/or other charges owed by its record owner(s) for this and/or other property. If you received this notice by mail, it is because you are listed in the land records as being or representing an owner, lienholder, or other encumbrancer of the property to be auctioned, or are a member of the public who requested a copy.

**LEVYING MUNICIPALITY:** Town of Newington, Connecticut

**DELINQUENT OWNER:** Reservoir Development Corp.  
15 Cross Street, Westerly RI 02891

**ADDRESS OF REAL ESTATE:** 115, 119, 123, 131, and 135 Kimberly Road,  
Newington, Connecticut

**TIME AND PLACE OF SALE:** 10:00 a.m. on February 6, 2013  
Newington Town Hall, 131 Cedar St, Newington CT 06111

**TOTAL AMOUNT DUE:** **\$203,480.50**

This is not a “payoff” figure. As required by law, this total includes only interest and charges through **October 31, 2012**, the end of last month. However, additional taxes, interest, fees and other charges authorized by law accruing after the last day of the month immediately preceding the notice will be added to the amount indicated as due and owing. This may include a jeopardy acceleration of the actual or estimated subsequent tax and water/sewer installments of the current and/or next grand list year. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Call (203) 330-2230 for current payoff information.

### **SURVIVING ENCUMBRANCES:**

This property will be sold “free and clear” to the winning bidder subject only to: (1) taxes and water/sewer charges laid by the levying municipality which were not yet due and payable at the time of the levy; (2) the accrued taxes and water/sewer charges of any other governmental authority with the power to tax this property; (3) any federal lien recorded until 30 days before the date which is six months after the auction date, except as extinguished pursuant to federal law; (4) easements, covenants and restrictions in favor of other parcels of land; (5) solely to the extent any of the delinquent taxes were assessed on property other than the property to be sold, all encumbrances recorded before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; and (7) any other interest not foreclosed by this tax sale procedure under state law.

**RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:**

Reservoir Development Corp. 15 Cross Street Westerly, RI 02891	Reservoir Development Corp. 22D Andover Drive West Hartford, CT 06110
Reservoir Development Corp. c/o Steven P. Schwartz, Reg. Agent 108 Cottonwood Road Newington, CT 06111	Bank of America, N.A. 101 S. Tryon Street Charlotte, NC 28202 <i>successor to Society for Savings</i>

**LEGAL DESCRIPTION OF PROPERTY TO BE AUCTIONED:** The following legal description is taken from the land records with no guarantee of accuracy. In the event of a discrepancy between this description and the property actually owned by the Delinquent Owner, the latter will control.

That certain piece or parcel of land, with the buildings all the improvements thereon, situated in the Town of Newington, County of Hartford and State of Connecticut, being shown and designated as Lot Nos. 219, 221, 223, 225 and a Parcel shown as "Reservoir Development Corp. C. Area = 256, 242 S.F. or 5.882 acres)" as shown on a survey entitled: "Subdivision Plan West Hill Pavok Section 6 Newington, Conn. dated August 5, 1987 revised through 1/4/89 Drawer No. 2 and No. 3" prepared by Igor Vechesloff Professional Engineer & Land Surveyor Registration No. 3756, which map is on file in the Newington Town Clerks Office.

