

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: Flagler Associates, Inc. c/o Gallicchio Bros.
66 Cedar Street #200, Newington, CT 06111

ADDRESS OF REAL ESTATE: 13 Spur Lane and parcel on Meadow Street identified on Assessor's Map 30 Block 31 Lot 00A, Newington CT

TIME AND PLACE OF SALE: 10:00 a.m. on April 11, 2013
Newington Town Hall
131 Cedar Street, Newington CT 06111

TOTAL AMOUNT DUE: **\$1,977.57**

This is not a "payoff" figure. As required by law, this total includes only interest and charges through **December 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:

| | |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Flagler Associates, Inc. c/o Gallicchio Bros. 66 Cedar Street #200 Newington, CT 06111 | Flagler Associates, Inc. c/o Frederick J. Raskopf 11 Driftway Lane Darien, CT 06820 |
| Flagler Associates, Inc. c/o Jonathan D. Carlisle, Reg. Agent 125 Mason Street Greenwich, CT 06830 | |

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.

Parcel I - 13 Spur Lane:

All certain real property, situated in the Town of Newington and a small portion being situated in the Town of Berlin, County of Hartford and State of Connecticut, shown and designated as "Bridle Path" on a certain map entitled "Map of Property Kitts Lane Associates, Berlin and Newington, Conn.", (dated December 27, 1995 and revised to April 15, 1996 made by, Bongiovanni Group, Inc. Land Surveyors, on file in the Newington Town Clerks Office as Map No. 3297. The premises appear to run from the northeasterly corner of a parcel shown as "Area 1.3 Ac. +/-" on said map, along lots 16, 15, 14, 13, 12, 11 and Spur Lane, then along lots 10, 9, 8 and 7 ending at the northeasterly corner of lot 7. Refer to Newington Tax Assessor Map No. 30.)

Parcel II - Meadow Street:

All certain real property, situated in the Town of Newington, County of Hartford and State of Connecticut, being an approximate 15 foot strip of land, lying between Lots Nos. 1-6 on a certain map entitled "Map of Property Kitts Lane Associates, Berlin and Newington, Conn." (dated December 27, 1995 and revised to April 15, 1996 made by, Bongiovanni Group, Inc. Land Surveyors, on file in the Newington Town Clerks Office as Map No. 3297. The premises appear to run from the northeasterly corner of a parcel shown as "Area 1.3 Ac. +/-" on said map, along lots 16, 15, 14, 13, 12, 11 and Spur Lane, then along lots 10, 9, 8 and 7 ending at the northeasterly corner of lot 7. Refer to Newington Tax Assessor Map No. 30.)

