

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: Samuel Weitz
143 Gregory Avenue – Apt. C4
Passaic, NJ 07055

ADDRESS OF REAL ESTATE: 15 and 16 Quincy Lane, Newington, Connecticut

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: **\$13,192.57**

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:

Samuel Weitz, or Estate 143 Gregory Avenue – Apt. C4 Passaic, NJ 07055	Samuel Weitz, or Estate 301b Huntington Court Galloway, NJ 08205
Internal Revenue Service Advisory Group – Boston P.O. Box 9112 Stop 20800A 15 New Sudbury Street JFK Bldg RM 800 Boston, MA 02203-0002 <i>(solely in case of any inchoate estate taxes)</i>	State of Connecticut Department of Revenue Services 25 Sigourney Street, Suite 2 Hartford, CT 06106 <i>(solely in case of any inchoate succession taxes)</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.

FIRST PIECE:

Beginning at a point on the westerly street line of Quincy Lane, which point is also the northeast corner of Lot #187 as shown on map entitled:

"Section 5, map of West Hill Park, showing Lot #153-207, property of Newington Heights, Inc., Newington, Conn., Scale 1"=40', July, 1953, revised April 15, 1954, E. C. Fresen, L.S."

on file in the Newington Town Clerk's Office, and which beginning point is also the southeast corner of land herein described; thence proceeding northerly along the westerly street line of Quincy Lane for a distance of 100.0 feet; thence westerly along a line forming an angle of 90 degrees with the westerly street line of Quincy Lane, 821.7 feet more or less to a point on the easterly street line of Kimberly Road; thence southerly along the easterly street line of Kimberly Road 101.3 feet, and forming an interior angle of 80°-54', to a point which is the north west corner of Lot #241 as shown on map entitled,

"Section 6, map of West Hill Park, showing Lots 208-244, property of Newington Heights, Inc., Newington, Conn. Scale 1"=40', August 1953, E. C. Fresen, L.S."

on file in the Newington Town Clerk's office, and which point is the southwest corner of land herein described; thence easterly 815.7 feet more or less along the northern boundary of Lot #241, 240, 239, 238, 237, 192, 191, 190, 189, 188 and 187 as shown on both maps described above, to the point of beginning.

Above described parcel is a right-of-way bounded by lots of West Hill Park on the South, by Land of Hartford Electric Light Company on the North, by Quincy Lane on the East, and by Kimberly Road on the West, all in the Town of Newington, Connecticut, and comprises 1.9 acres more or less.

SECOND PIECE:

Beginning at a point on the easterly street line of Quincy Lane, which point is also the northwest corner of Lot #186 as shown on map entitled,

"Section 5, map of West Hill Park, showing lot #153-207, property of Newington Heights, Inc., Newington, Conn., Scale 1"=40', July, 1953, Revised April 15, 1954, E. C. Fresen, L.S."

on file in the Newington Town Clerk's office, and which beginning point is also the southwest corner of land herein described; thence proceeding northerly along the easterly street line of Quincy Lane for a distance of 100.0 feet; thence easterly along a line forming an angle of 90 degrees with the easterly street line of Quincy Lane, 145.0 feet to a point which is the northeast corner of land herein described; thence southerly 100.0 feet along a line forming an interior angle of 90 degrees to a point which is the northeast corner of lot #185 on above described map; thence westerly 145.0 feet along the northern boundaries of said lots 185 and 186 to the point of beginning.

Above described parcel is a right-of-way bounded by lots #185 and 186 of West Hill Park on the South, by land of MELCO on the North, by Quincy Lane on the West, and by land now or formerly of Newington Heights, Inc. on the East, all in the Town of Newington, Connecticut, and comprises 0.3 acres more or less.

AUCTION NOTICES

The auction will take place as stated above unless the total delinquency (including all taxes, charges, interest, fees, and expenses) is paid in good funds by an owner or encumbrancer of record, or unless the tax collector chooses to adjourn the sale to another date, time, or place for legal reasons (postponements will not occur at the request of an owner or encumbrancer). The auction will be open to the public, and any member of the public other than a record owner, lienholder, or encumbrancer may submit a bid in accordance with the rules stated herein and at the auction.

The property will be sold “as is” in all respects. It is not guaranteed buildable under current zoning regulations, and any improvements are not guaranteed habitable. The property may be subject to rights, restrictions, easements, and covenants as of record may appear, as well as building lines, if established, all applicable laws, ordinances, or governmental regulations or rules including but not limited to zoning regulations, Inland-Wetlands Act and regulations, state Health Code and regulations, Solid Waste Disposal Act and regulations, and the environment. Absolutely no representations whatsoever are made as to the character, quality, usability, accessibility, value, or suitability of the property or any interests therein, or the accuracy of the legal description, acreage, encumbrances, or addresses stated.

Interested bidders MUST attend the sale in person or by representative, bring government-issued identification, provide a social security number or federal employer ID number, and tender a deposit of \$5,000.00 in cash or certified funds payable to “Pullman & Comley, Trustee” at the time of the auction. The successful bidder must pay the balance of the sale price within five (5) days thereafter or forfeit this deposit; in the tax collector’s discretion, the second-highest bid might then be accepted. Title will pass to the purchaser six months after the auction unless an owner or encumbrancer of record redeems the debt by paying the total delinquency plus 1.5% per month interest on the winning bid, which will be transmitted to the purchaser. If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owner and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of such sale as provided by law, are hereby notified that their respective titles, mortgages, liens and other encumbrances in such property shall be extinguished. This means you could permanently lose your interest in the property unless the taxes, charges, interest, attorney’s fees, and collection expenses are paid in full before the auction or within six months thereafter.

You are advised to consult an attorney to determine your rights and obligations with respect to the tax sale. **Procedural and payoff inquiries should be directed to Adam J. Cohen, Esq. at Pullman & Comley, LLC, 850 Main Street in Bridgeport, CT 06604, (203) 330-2230.**

By: _____
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.