

NOTICE OF LEVY AND SALE OF REAL ESTATE

Connecticut General Statutes § 12-155, et seq.

The tax collector of the following municipalities have 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 MUNICIPALITIES: Town of Plainfield and Moosup Fire District

DELINQUENT TAXPAYER: Keystone Cleaners, Inc.
c/o Cynthia L. Audet
69 Tripp Hollow Road
Brooklyn, CT 06234

ADDRESS OF REAL ESTATE: 27 South Main Street, Plainfield, Connecticut

TIME AND PLACE OF SALE: 10:00 a.m. on March 14, 2012
Plainfield Town Hall
8 Community Avenue
Plainfield, CT 06374

TOTAL AMOUNT DUE: \$ 23,406.25

This is not a “payoff” figure. As required by law, this total includes only interest and charges through **January 31, 2012**, the end of last month. However, additional taxes, interest, fees and other charges authorized by law accruing after the last 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 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 laid by the levying municipalities which were not yet due and payable at the time of the levy; (2) the accrued taxes 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) a mortgage, financing statement, and security agreement in favor of the Town of Plainfield filed at Volume 398 Pages 380-405 in the original principal amount of \$50,000, which must be paid by the purchaser.

RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:

Keystone Cleaners, Inc. c/o Cynthia L. Audet 69 Tripp Hollow Road Brooklyn, CT 06234	Keystone Cleaners, Inc. 27 South Main Street P.O. Box 876 Moosup, CT 06354
Keystone Cleaners, Inc. c/o Melissa J. Reynolds P.O. Box 1115 Rockland, ME 04841	Robert A. Trahan 383 Hanover Road Scotland, CT 06264

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 Taxpayer, the latter will control.

A certain parcel of land situated on the easterly side of Main Street in the Village of Moosup, Town of Plainfield and State of Connecticut, bounded and described as follows:

Beginning at a point on the easterly side of Main Street, adjoining land now or formerly of Alice F. Cone; thence running southerly on the easterly side of said Main Street 55 feet; thence running easterly, bounded southerly on land now or formerly of James W. Ward, 100 feet; thence running northerly, bounded easterly by aforesaid Ward, 55 feet; thence running westerly, bounded northerly by land now or formerly of Herman B. Tripp et ux, 100 feet to the point and place of beginning.

Together with the right to connect sewer and drain pipes and maintain the same, to a six inch sewer now laid across the adjoining land formerly of Harimidas Couture from the above described premises to the Moosup River.

