

# **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 Tolland, Connecticut

**DELINQUENT OWNER:** Ronald L. Esposito  
Homer Clark Lane  
Newtown, CT 06470

**ADDRESS OF REAL ESTATE:** 34 Old Farms Road, Tolland CT

**TIME AND PLACE OF SALE:** 10:00 a.m. on March 19, 2013  
Tolland Town Hall, 21 Tolland Green, Tolland CT 06084

**TOTAL AMOUNT DUE:** **\$ 18,320.22**

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:**

Ronald L. Esposito Homer Clark Lane Newtown, CT 06470	Occupant 34 Old Farms Road Tolland, CT 06084
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**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.

a certain piece or parcel of land, located on Old Farms Road in the Town of Tolland, County of Tolland and State of Connecticut, being more particularly bounded and described as follows:

NORTHERLY: by Old Farms Road;  
EASTERLY: by land now or formerly of LaFond;  
SOUTHERLY: by land now or formerly of Frank Juhasz; and  
WESTERLY: by land now or formerly of Green.

Being the same piece or parcel of land designated as "Retained by Suburban Homes" on a map or plan entitled "Section 'B' Subdivision of Land of Suburban Homes Construction Corporation, Tolland, Conn. Scale 1" = 100' Certified Substantially Correct All Lots Conform to Zoning Re'mts. Everett O. Gardner L.S. 4395 Dec. 7, 1961 Rockville, Conn.", which map or plan is on file in the Tolland Town Clerk's Office, reference to which may be had for a more particular description of said premises.

Reference is herein made to Volume 65, Page 567 of the Tolland Land Records.

