

# **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 Killingly, Connecticut

**DELINQUENT OWNER:** Estate of Rose Schroth  
c/o Shirley Orr, Administratrix  
51 Commerce Avenue  
Danielson, CT 06239

**ADDRESS OF REAL ESTATE:** 51 Commerce Avenue, Danielson, Connecticut

**TIME AND PLACE OF SALE:** 10:00 a.m. on July 23, 2013  
Killingly Town Hall, 172 Main St., Danielson CT 06239

**TOTAL AMOUNT DUE:** **\$11,874.10**

This is not a “payoff” figure. As required by law, this total includes only interest and charges through **April 30, 2013**, 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:**

<p>Estate of Rose Schroth c/o Shirley Orr, Administratrix 51 Commerce Avenue Danielson, CT 06239</p>	
<p>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></p>	<p>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></p>
<p>United Water Services, Inc. 200 Old Hook Road Harrington Park, NJ 07640</p>	<p>The Connecticut Water Company 93 West Main Street Clinton, CT 06413 ATTN: Kristen A. Johnson, Reg. Agent</p>

**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 tract or parcel of land, with all the buildings thereon standing, situated westerly of land now or formerly of The Norwich and Worcester Railroad Company, in the Borough of Danielson, in said Town of Killingly, and bounded and described as follows:

Northerly by land now or formerly of Edwin L. Palmer; easterly by land now or formerly of The Norwich & Worcester Railroad Company; southerly by land now or formerly of Charlotte H. N. Thomas; westerly by the Five Mile River. Excepting therefrom so much of said premises as may have been conveyed to others by Joseph Dragon during his lifetime

Together with the right to pass and repass on foot to and from the Five Mile River for the purpose of obtaining water;

