

# **NOTICE OF LEVY AND SALE OF REAL ESTATE**

## **Connecticut General Statutes §§ 7-148aa and 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, blight liens, and 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 Windham

**DELINQUENT TAXPAYER:** N. Joseph and Virginia Underwood  
19 Boston Post Road  
Willimantic, CT 06226

**ADDRESS OF REAL ESTATE:** 74 Elm Street, Windham, Connecticut

**PROPERTY BOUNDARIES:** See Volume 1065 Page 60 of the Windham Land Records

This is a citation to a publicly-available document identifying the boundaries of the property to be auctioned. The Levying Municipality does not guarantee its accuracy. In the event of a discrepancy between the boundaries identified in the cited document and the property actually owned by the Delinquent Taxpayer, the latter will control for the purposes of this notice.

**TIME AND PLACE OF SALE:** 10:00 a.m. on March 25, 2014  
Windham Town Hall, 979 Main St, Willimantic CT 06226

**TOTAL AMOUNT DUE:** \$70,856.55 through December 31, 2013

This is not a “payoff” figure. As required by law, this figure includes only interest and charges through the end of last month. Additional tax, interest, fees and/or other charges authorized by law accruing after the last day of the month immediately preceding this notice have been added to the amount indicated as due and owing in this notice. This may include a jeopardy acceleration of actual or estimated subsequent 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. For current payoff information in order to stop the sale, call 203-330-2230 or e-mail [ajc@pullcom.com](mailto:ajc@pullcom.com).

**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, which is the date accompanying the signature on the first notice of this sale filed in the land records; (2) the accrued taxes and water/sewer charges of any other governmental authority against 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 delinquencies identified above was 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:**

If redemption does not take place by the date six months after the auction and in the manner provided by law, the following persons and all others with actual or constructive notice are hereby notified that their respective titles, mortgages, liens and other encumbrances in this property shall be extinguished.

N. Joseph and Virginia Underwood 19 Boston Post Road Willimantic, CT 06226	Occupant 74 Elm Street Windham, CT 06280
Robert Fishman, Trustee for G & F Associates #3 21 High Wood Road West Hartford, CT 06117	Robert Fishman, Trustee for G & F Associates #3 62 LaSalle Road, Suite 219 West Hartford, CT 06107

