

# **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 owed by its record owner(s). 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 New Milford, Connecticut

**DELINQUENT TAXPAYER:** Chester Lazenby, George Bogsted, and Roger Bogsted  
11672 McCormick Street  
N. Hollywood, CA 91601

**PROPERTY TO BE SOLD:** Assessor Map 80.3 Lot 25, Litchfield Road, New Milford

**AUCTION TO OCCUR:** 12:00 p.m. on November 18, 2006  
New Milford Town Hall  
10 Main Street  
New Milford, CT 06776

**TOTAL AMOUNT DUE:** **\$27,181.48**

This is not a “payoff” figure. As required by law, the total stated in this notice includes only interest and charges through **September 30, 2006**, the last day of the immediately preceding month. However, additional taxes, interest, fees and other charges authorized by law accruing after that date will be added to the amount indicated as due and owing in this notice, and must be paid to satisfy the total 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 municipality which were not yet due and payable at the time of the levy; (2) the accrued taxes of any other non-levying governmental authority with the power to tax this property; (3) easements, covenants and restrictions in favor of other parcels of land; and (4) interests exempt from levy and sale under the Constitution and laws of the United States.

**RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:**

Chester Lazenby, George Bogsted, and Roger Bogsted, 11672 McCormick Street, N. Hollywood, CA 91601

**LEGAL DESCRIPTION OF PROPERTY TO BE AUCTIONED:**

All that certain piece or parcel of land situated in the Town of New Milford, County of Litchfield, State of Connecticut in the Northville District, so called, together with all improvements thereon, bounded Northerly by land formerly of Mason T. Morrow, Easterly by the East Aspertuck River, Southerly by land now or formerly of Harry Lynch, Westerly by state highway known as Route 25 now known as Route 202 containing one (1) acre more or less, or what an accurate survey will show.

**AUCTION NOTICES**

The auction will take place as stated above unless the total delinquency (including all taxes, 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. 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 federal, state, and local laws, regulations, ordinances, and rules relating to the environment. Absolutely no representations whatsoever are made as to the character, quality, usability, value, or suitability of the property or any interests therein.

Interested bidders MUST attend the sale in person or by representative, and tender a deposit of \$2,000.00 in cash or certified funds payable to “Pullman & Comley, Trustee.” 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% interest on the winning bid, which will be transmitted together 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 taxpayer, 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 delinquent taxes, 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 06601, (203) 330-2230.**

By: \_\_\_\_\_  
Adam J. Cohen, Esq., Municipal Counsel                                      date

**THIS IS AN EFFORT TO COLLECT A DEBT  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE**