

# **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:** Nutmeg Mortgage Company  
One Rodney Square  
Tenth and King Streets  
Wilmington, DE 19801

**PROPERTY DELINQUENT:** Assessor Map 13 Lots 2-109 on Candlewood Lake North, 2-85 on Valley View Lane, 4-21 on Valley View Lane, 4-19 on Valley View Lane, 4-54 on Sherry Lane, 4-1 on Candlewood Lake North, and 4-28 on Sherry Lane, New Milford CT

**PROPERTY TO BE SOLD:** Assessor Map 13 Lots 2-109 on Candlewood Lake North, 2-85 on Valley View Lane, 4-21 on Valley View Lane, 4-19 on Valley View Lane, 4-54 on Sherry Lane, 4-1 on Candlewood Lake North, and 4-28 on Sherry Lane, New Milford CT

**AUCTION TO OCCUR:** 10:00 a.m. on Saturday, October 9, 2010  
New Milford Town Hall  
10 Main Street, New Milford, CT 06776

**TOTAL AMOUNT DUE:** **\$ 83,004.13**

This is not a “payoff” figure. As required by law, the total stated in this notice includes only interest and charges through **August 31, 2010**, the last day of the immediately preceding month. However, additional taxes, interest, fees and other charges have been added to the amount indicated as due and owing above, and must be paid to satisfy the total delinquency and stop the auction process. Call (203) 330-2230 for current payoff information.

**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.

FIRST PIECE:

All those certain pieces or parcels of land situate in the Town of New Milford, County of Litchfield and State of Connecticut in a development known as Candlewood Point being more particularly described as follows:

Lots #24, 26, 30, 31, 44, 46, 47 and 56 as shown and designated on a certain map entitled "FINAL PLAN CANDLEWOOD POINT SECTION "D" NEW MILFORD, CONNECTICUT Scale 1" = 50' Owned and Developed by Peter A. DiMasi, Jan 1963", which map is certified substantially correct by Robert E. Ladd, Land Surveyor New Milford, Conn. and is on file in the office of the New Milford Town Clerk to which reference is hereby had for a more particular description.

SECOND PIECE:

All those certain pieces or parcels of land situate in the Town of New Milford, County of Litchfield and State of Connecticut in a development known as Candlewood Point being more particularly described as follows:

(A) Lot No. 11 as shown on a certain map entitled "Map Prepared for Peter A. DiMasi Upper Candlewood Lake Road New Milford, Connecticut Scale 1" = 60' July 1962", certified substantially correct by Robert E. Ladd, Reg. Land Surveyor New Milford Conn." which lot is bounded and described as follows: Commencing at a point on the westerly side of Upper Candlewood Lake Road being the Southeasterly corner of the herein described lot, running thence S 87° 19' W, a distance of 154.37 feet along Lot No. 10 to a point; thence running N 5° 09' 30" W, a distance of 90.61 feet along land now or formerly of Birch Groves Association Incorporated to a point; thence running N 87° 38' E, a distance of 166.62 feet along Lot No. 12 to a point being the westerly side of Upper Candlewood Lake Road, so-called; thence running along the westerly side of said Road S 2° 38' W. a distance of 90.0 feet to the point or place of beginning.

(B) Lot No. 7 as shown on a certain map entitled "Candlewood Point Company Section "D" Upper Candlewood Lake Road New Milford, Connecticut Scale 1" = 40' July 1959", certified substantially correct by Robert E. Ladd Reg. Land Surveyor New Milford, Conn., which lot is bounded and described as follows: Commencing at a point on the westerly side of Upper Candlewood Lake Road being the Southeasterly corner of the herein described lot, running thence S 80° 55' 40" W. a distance of 126.38 feet along a well lot, so-called, to a point being the easterly side of a Private Road, so-called; thence running N 4° 12' W a distance of 116.64 feet to a point; thence running N 87° 59' 30" E. a distance of 123.07 feet along Lot No. 6 to a point which point is the westerly side of Upper Candlewood Lake Road, so-called; thence running S 5° 53' E a distance of 101.25 feet along the westerly side of said roadway to the point or place of beginning.

(C) Lot No. 36C on a certain map entitled "Map Showing Waterline Easement Lot 36C Candlewood Point Section C Prepared for Candlewood Point Homeowners Tax District" which lot is bounded and described as follows: Commencing at a point on the easterly side of Valley View Lane, so-called being the northeasterly corner of the herein described lot, thence running S 05° 32' 52" E, a distance of 153.72 feet along land now or formerly of Bob & Deborah Kilian and Greg & Corrina Gardner, each in part, to a point; thence running S 83° 40' 20" W, a distance of 104.55 feet along land now or formerly of Joyce McKenna, to a point; thence N 06° 38' 47" W, a distance of 151.17 feet along land now or formerly of Harold O. Roehrig to a point which point is the

easterly side of Valley View Lane, so-called; thence running N 75° 40' 00" E, a distance of 44.72 feet along the easterly side of said road to a point; thence running N 84° 00' 00" E, a distance of 18.43 feet to the point or place of beginning.

(D) Lot No. 12 situated on the northerly side of Old Town Park Road bounded and described as follows: Commencing at a point on the northerly side of Old Town Park Road which point is the southwesterly corner of the herein described Lot running thence N 08° 57' 30" W, a distance of 137.28 feet along Lot No. 11 to a point; thence running N 66° 16' E, a distance of 68.80 feet to a point; thence running S 10° 30' W, a distance of 125.0 feet along Lot No. 13 to a point which point is the northerly side of Old Town Park Road; thence running S 57° 54' W, a distance of 76.0 feet along the northerly side of said road to the point or place of beginning.

### THIRD PIECE:

All that certain piece or parcel of land situate in the Town of New Milford, County of Litchfield and State of Connecticut, known as 72 Railroad Street being approximately 25' x 100' containing .08 acre being shown as Lot 32A on Tax Assessor's Map #164 and more particularly described in a certain deed to the Grantor herein recorded in Volume 143 at page 259 of the New Milford Land Records to which reference is hereby had for a more particular description.

### Less and Excepting:

All that certain piece or parcel of land situate in the Town of New Milford, County of Litchfield and State of Connecticut in a development known as Candlewood Point being more particularly described as Lot No. 11 as shown on a certain map entitled "Map Prepared for Peter A. DiMasi Upper Candlewood Lake Road New Milford, Connecticut Scale 1" = 60' July 1962", certified substantially correct by Robert E. Ladd, Reg. Land Surveyor New Milford Conn." Which lot is bounded and described as follow: Commencing at a point on the westerly side of Upper Candlewood lake Road being the Southeasterly corner of the herein described lot, running thence S 87° 19' W, a distance of 154.37 feet along Lot No. 10 to a point thence running N 5° 09' 30" W, a distance of 90.61 feet along land now or formerly of Birch Groves Association Incorporated to a point; thence running N 87° 38' E, a distance of 166.62 feet along Lot No. 12 to a point being the westerly side of Upper Candlewood Lake Road, so-called; thence running along the westerly side of said Road S 2° 38' W. a distance of 90.0 feet to the point or place of beginning.

Also Less and Excepting:

**SCHEDULE A**

All that certain piece or parcel of land situate in the Town of New Milford, County of Litchfield and State of Connecticut, known as 72 Railroad Street, being approximately 25' x 100', containing .08 acre, being shown as Lot 32A on Tax Assessor's Map #164, and more particularly described in a certain deed to Peter A. DiMasi, dated and recorded January 17, 1961 in Volume 143 at Page 259 of the New Milford Land Records, as follows:

All that certain piece or parcel of land, together with any buildings thereon, situated on the Easterly side of Railroad Street, so-called, and known as the "Times Block", so-called, and bounded and described as follows:

Commencing at a point, which point is Thirty (30) feet Northerly, more or less, of the Northerly line of land formerly of Benjamin F. Humeston, and now or formerly of Anne G. Dube, et als, and which point is on the Easterly side of Railroad Street, so-called; thence Easterly One Hundred Twenty (120) feet, more or less, along land now or formerly occupied by Lee Motors, Inc. to other land now or formerly occupied by Lee Motors, Inc., and formerly of Elizabeth Buck; thence Southerly Thirty (30) feet, more or less, along land formerly of Elizabeth Buck, and now or formerly occupied by Lee Motors, Inc., to the land formerly of Benjamin F. Humeston, and now or formerly of Anne G. Dube, et als; thence Westerly along the land formerly of Benjamin F. Humeston, and now or formerly of Anne G. Dube, et als, One Hundred Twenty (120) feet, more or less, to Railroad Street, so-called; and, thence Northerly along Railroad Street, so-called, Thirty (30) feet, more or less, to the point or place of beginning.

Bounded as follows:

Northerly and

Easterly: by land now or formerly occupied by Lee Motors, Inc.;

Southerly: by land formerly of Benjamin F. Humeston, and now or formerly of Anne G. Dube, et als; and,

Westerly: by Railroad Street, so-called.

**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 governmental authority with the power to tax this property; (3) any sewer and water liens and charges; (4) any federal tax lien recorded between the date this notice was recorded and at least 30 days before the date which is six months after the auction date; (5) easements, covenants and restrictions in favor of other parcels of land; (6) 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; and (7) 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:**

Nutmeg Mortgage Company One Rodney Square Tenth and King Streets Wilmington, DE 19801	Nutmeg Mortgage Company c/o Peter G. DiMasi, President 640 Federal Road Brookfield, CT 06804
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