

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: Laverne Baker, Sylvia Andrade, Linda Ervin, and the Estate of Harvey Ervin
119 Powe Street, Morganton, NC 28655

ADDRESS OF REAL ESTATE: 18 Ballouville Road, Dayville, 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: **\$8,066.65**

This is not a “payoff” figure. As required by law, this total includes only interest and charges through **May 31, 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 the Attawaugan Fire District and 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; (7) lien in favor of the Town of Killingly recorded at Volume 491 Page 846, which must be paid by the purchaser; and (8) any other interest not foreclosed by this tax sale procedure under state law.

RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:

Laverne Baker, Sylvia Andrade, Linda Ervin, and the Estate of Harvey Ervin 119 Powe Street Morganton, NC 28655	Sylvia M. Andrade 98 Van Cortland Ave. West Apartment #1E Bronx, NY 10463	Joyce A. Ervin, or Estate 12047 Fairway Overlook Fayetteville, GA 30215
Occupant 18 Ballouville Road Dayville, CT 06241	Laverne Baker 637 W. Market Circle Lithia Springs, GA 30122	Laverne Baker 849 Franklin Road SE Apartment #1610 Marietta, GA 30067
Linda Ervin 8 Enchanted Hill Road Apartment #101 Owings Mills, MD 21117	The Connecticut Water Company 93 West Main Street Clinton, CT 06413 ATTN: Kristen A. Johnson, Reg. Agent	United Water Services, Inc. 200 Old Hook Road Harrington Park, NJ 07640
State of Connecticut Department of Social Services 25 Sigourney Street Hartford, CT 06106-5033	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>	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>

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 of land with a dwelling house thereon situated on the northerly and westerly side of the highway leading from Attawaugan to Ballouville in the Village of Attawaugan, Town of Killingly, County of Windham and State of Connecticut, bounded and described as follows:
Beginning at an iron bound in the northerly line of said highway at the southwesterly corner of the within described tract of land; thence north 42° 11' east 99.7 feet, adjoining Lot #11, to an iron bound; thence south 48° 43' east 168.4 feet, adjoining Lot #16 and the "Church Lot" to an iron bound in the westerly line of the before-mentioned highway; thence south 69° 00' west 113.7 feet, along the westerly line of said highway; thence north 48° 17' west 117.0 feet, along the northerly line of said highway, to the place of beginning.
For further reference, see a certain plan entitled, "Plan of Land at Superintendent's House in Attawaugan, Connecticut, Scale 1" = 20' June 16, 1952, William W. Pike, Surveyor."

