

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Coventry

DELINQUENT TAXPAYER: Ulana M. Tomaszewsky and
Estate of George A. Tomaszewsky

ADDRESS OF REAL ESTATE: 42 Alice Drive, Coventry CT

PROPERTY BOUNDARIES: See Volume 207 Page 74 of the Coventry 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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on August 17, 2017
Coventry Town Hall
1712 Main Street, Coventry CT 06238

TOTAL AMOUNT DUE: \$13,943.31 through April 30, 2017

This is not a “payoff” figure. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Paying the amount above will not stop the sale. For current payoff information in order to stop the sale, call 203-330-2230 or e-mail 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 perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter; (8) any monetary encumbrance recorded between May 22, 2017 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law; and (9) any other interest not foreclosed by this tax sale procedure under state law.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Ulana M. Tomaszewsky and Estate of George A. Tomaszewsky 42 Alice Drive Coventry, CT 06238	The Connecticut Water Company 93 West Main Street Clinton, CT 06413 Attn: Kristen A. Johnson, Reg. Agent
Countrywide Home Loans, Inc. 150 N. College Street, NC1-028-17-06 Charlotte, NC 28255	Countrywide Home Loans, Inc. c/o CT Corporation System, Reg. Agent One Corporate Center Hartford, CT 06103
Bank of America, N.A. 100 North Tryon Street Charlotte, NC 28202	Hunt Leibert Jacobson PC 50 Weston Street Hartford, CT 06120

BAC Home Loans Servicing, LP 7105 Corporate Drive Plano, TX 75024	BAC Home Loans Servicing, LP c/o CT Corporation System, Reg. Agent 350 North St. Paul Street, Suite 2900 Dallas, TX 75201
First American Title Insurance Company 620 Freedom Business Center Dr., 4 th Fl. King of Prussia, PA 19406 <i>notice due to missing assignment</i>	Bendett & McHugh 160 Farmington Avenue Farmington, CT 06032
ECHN d/b/a Manchester Memorial & Rockville General Hospital, Inc. 320 Main Street Manchester, CT 06040	ECHN d/b/a Manchester Memorial & Rockville General Hospital, Inc. c/o Sharon Holmes, Reg. Agent 71 Haynes Street Manchester, CT 06040
Legacy ECMPF, Inc. 71 Haynes Street P.O. Box 720 Manchester, CT 06045 <i>successor to ECHN Health Services, Inc.</i>	Legacy ECMPF, Inc. c/o Rebecca A. Matthews, Reg. Agent Wiggin & Dana, LLP 265 Church Street New Haven, CT 06510
Cavalry SPV I, LLC 500 Summit Lake Drive, Suite 400 Valhalla, NY 10595	Cavalry SPV I, LLC c/o CT Corporation System One Corporate Center Hartford, CT 06103
Unifund Corporation 10625 Techwoods Circle Cincinnati, OH 45242	Unifund Corporation c/o Corporation Service Co., Reg. Agent 50 Weston Street Hartford, CT 06120
Internal Revenue Service Advisory Group -- Providence 380 Westminster Street, 4 th Floor Providence, RI 02903	State of Connecticut Department of Revenue Services 450 Columbus Boulevard, Suite 1 Hartford, CT 06103
	Connecticut Attorney General 55 Elm Street Hartford, CT 06106

AUCTION NOTICES

The auction will take place as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy accelerations) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. **Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property.** The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders MUST attend the sale in person or by representative, bring government-issued identification, provide a social security number or federal employer ID number, tender a deposit of \$5,000.00 in cash or certified funds payable to “Pullman & Comley, Trustee,” and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit this deposit; after such a renege in the tax collector’s discretion, the second-highest bid and then other junior bids might then be accepted. Title will pass to the purchaser six months after the auction except as otherwise provided by law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. The collector may sell the property to the municipality if there has been no bidder or the amount bid is insufficient to pay the amount due in exchange for such amount in lieu of a deposit and bid. If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of such sale as provided by law, as well as all persons claiming interests which are inchoate or which postdate the recording of notice of this sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the delinquencies 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. **Procedural and payoff inquiries should be directed to Adam J. Cohen, Esq. at Pullman & Comley, LLC, 850 Main Street in Bridgeport, CT 06604, (203) 330-2230 or ajc@pullcom.com.**

By: _____
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.