

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: Estate of Alice A. Ferriss
Wells Fargo Bank, N.A., Executor
c/o Corporation Service Company
50 Weston Street
Hartford, CT 06120

PROPERTY DELINQUENT: Map 28.3 Lot 16, lot on Fort Hill Road, New Milford, CT

PROPERTY TO BE SOLD: Map 28.3 Lot 16, lot on Fort Hill Road, 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: **\$ 48,187.70**

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.

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:

Estate of Alice A. Ferriss
Wells Fargo Bank, N.A., Executor
c/o Corporation Service Company
50 Weston Street
Hartford, CT 06120

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.

All that certain property situated in the Town of New Milford, County of Litchfield and state of Connecticut as more particularly shown on Assessors Map #28.3 Lot #16.

