

NOTICE OF LEVY AND SALE OF REAL ESTATE

Connecticut General Statutes § 7-328 and § 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: Kensington Fire District, Berlin, Connecticut

DELINQUENT OWNER: Joseph P. Pandolfe and Lucy G. Pandolfe, Co-Trustees
Trust Agreement of Joseph P. Pandolfe and Lucy G. Pandolfe
495 Wolcott Hill Road, Wethersfield, CT 06109

ADDRESS OF REAL ESTATE: ±6.47-acre lot on Christian Lane identified on Berlin
Assessor's Map 4-3 Block 81 Lot 3B in Berlin, CT

TIME AND PLACE OF SALE: 10:00 a.m. on September 5, 2013
Kensington Fire District
947 Farmington Ave, Rear Building, Kensington, CT 06037

TOTAL AMOUNT DUE: \$4,329.67

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 Town of Berlin 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; and (7) any other interest not foreclosed by this tax sale procedure under state law.

RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:

Joseph P. Pandolfe and Lucy G. Pandolfe, Co-Trustees 495 Wolcott Hill Road Wethersfield, CT 06109	
Connecticut Department of Economic and Community Development 505 Hudson Street Hartford, CT 06106	Connecticut Attorney General 55 Elm Street Hartford, CT 06106

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 piece or parcel of land, situated in the Town of Berlin, County of Hartford and State of Connecticut, and bounded and described as follows, to wit:

Commencing at the south abutment of the bridge at Willow Brook on Christian Lane, said point being three hundred thirty-five (335) feet more or less, north of the New York, New Haven and Hartford Railroad Company's right of way; thence north along the east line of Christian Lane for a distance of two hundred forty-eight (248) feet, more or less to a point; thence easterly twelve (12) inches south of the fence surrounding the small cemetery for a distance of thirty-five (35) feet, more or less; thence northerly twelve (12) inches east of the fence surrounding the cemetery for a distance of fourteen and five-tenths (14.5) feet, more or less, to a point; thence westerly twelve (12) inches north of the fence surrounding the cemetery for a distance of thirty-five (35) feet more or less, to a point on the east line of Christian Lane thence running northerly along the east line of Christian Lane for a distance of one hundred thirty-seven and five-tenths (137.5) feet, more or less, to a point; thence easterly at right angles for a distance of seven hundred (700) feet, more or less, to a point; thence southerly at right angles for a distance of four hundred ninety (490) feet, more or less, to the south edge of Willow Brook; thence westerly along the south edge of Willow Brook ~~thence easterly along the south edge of Willow Brook~~ for a distance of seven hundred twenty (720) feet, more or less, to the point of beginning.

All in accordance with a map entitled "Topographical Map of Property of City of New Britain at Sewage Disposal Plant, Christian Lane, Berlin, Conn. Dated Dec. 4, 1926, Joseph D. Williams, City Engineer, Scale 1" = 100'" on file in the office of the Board of Public Works in Drawer C11 - Map #303.

Containing 6.4 acres, more or less.

Also such interest as the Grantors herein may have to a small cemetery plot formerly known as the "Deming Cemetery" which was conveyed to the Grantors herein by deed received for filing September 27, 1973 and recorded in the Berlin Land Records in Volume 176 and Page 423.

Reference may be further made to Map No. 3074 on file in the Berlin Town Clerks Office.

