

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 Vernon, Connecticut

DELINQUENT OWNER: Hillside Industrial Park LLC
36 Sheffield Street
Waterbury, CT 06704

ADDRESS OF REAL ESTATE: 1050 Hartford Turnpike, Vernon, Connecticut

TIME AND PLACE OF SALE: 10:00 a.m. on September 6, 2012
Vernon Town Hall, 14 Park Place, Vernon, CT 06066

TOTAL AMOUNT DUE: **\$491,137.56**

This is not a “payoff” figure. As required by law, this total includes only interest and charges through **July 31, 2012**, 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 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:

Hillside Industrial Park LLC 36 Sheffield Street Waterbury, CT 06704	David Wayne Winters, Reg. Agent 315 Highland Avenue Cheshire, CT 06410
Contest Analytical Laboratory, Inc. 39 Spruce Street East Longmeadow, MA 01028	49 SLH Investment Properties, LLC 80 Mountain Laurel Road Fairfield, CT 06824
Occupant 1050 Hartford Turnpike Vernon, CT 06066	

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.

All that certain piece or parcel of land with improvements thereon, situated and known as 1050 Hartford Turnpike, Vernon Connecticut. The total land area of this property is approximately 17.70 acres (of which approximately two acres have been cleared and are being used) and is currently improved with three buildings containing approximately 17,720 square feet, 9,200 square feet and 5,000 square feet of gross building area, respectively (total gross building area is approximately 29,920 square feet). The property is further identified on the Town of Vernon Assessor's Map 38, Block 68 as Parcel 19.

