

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 MUNICIPALITIES: Town of Killingly, Connecticut

DELINQUENT TAXPAYER: Eldredge G. Yost
P.O. Box 797
Vernon, CT 06066

PROPERTY DELINQUENT: 174 State Avenue, Killingly, Connecticut

PROPERTY TO BE SOLD: 174 State Avenue, Killingly, Connecticut

AUCTION TO OCCUR: 10:00 a.m. on August 24, 2010
Killingly Town Hall, 172 Main St., Danielson CT 06239

TOTAL AMOUNT DUE: \$ 2,311.46

This is not a “payoff” figure. As required by law, the total stated in this notice includes only interest and charges through **June 30, 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 the Williamsville Fire District and any other governmental authority with the power to tax this property; (3) 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; (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; and (6) 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:

Eldredge G. Yost P.O. Box 797 Vernon, CT 06066	Occupant 174 State Avenue Killingly, CT 06241
Equity Recovery Service, LLC c/o Carl H. Slicer 185 Windsorville Road Eillington, CT 06029	C&S Distributors, Incorporated 1640 Route 5 South Windsor, CT 06074
Webster Financial Corporation c/o Corporation Service Company 50 Weston Street Hartford, CT 06120-1537 <i>(successor to Bank of Hartford, Inc.)</i>	Webster Bank 145 Bank Street Waterbury, CT 06702 <i>(successor to Manchester State Bank)</i>

LEGAL DESCRIPTION OF PROPERTY TO BE AUCTIONED (taken from land records, with no representation by the Levying Municipality as to accuracy):

All that certain real property, situated in the Town of Killingly, County of Windham and State of Connecticut being shown and designated as "parcel A" on a certain map entitled "Williamsville Acres Rogers, Connecticut prepared for Leon Brock & Eldredge Yost Subdivision Plan dated June 3, 1988 made by TEC Engineering Consultants and on file in the Killingly Town Clerk's Office.

AUCTION NOTICES

The auction will take place as stated above unless the total delinquency (including all taxes, interest, fees, and expenses) is paid in good funds by an owner or encumbrancer of record, or unless the tax collector chooses to adjourn the sale to another date, time, or place. The auction will be open to the public, and any member of the public other than a record owner, lienholder, 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 not guaranteed buildable under current zoning regulations, and any improvements are not guaranteed habitable. The property may be subject to rights, restrictions, easements, and covenants as of record may appear, as well as building lines, if established, all applicable laws, ordinances, or governmental regulations or rules including but not limited to zoning regulations, Inland-Wetlands Act and regulations, State Health Code and regulations, Solid Waste Disposal Act and regulations, and federal, state, and local laws, regulations, ordinances, and rules relating to the environment. Absolutely no representations whatsoever are made as to the character, quality, usability, value, or suitability of the property or any interests therein or that the property’s description or identifiers are accurate or reliable.

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, and tender a deposit of \$5,000.00 in cash or certified funds payable to “Pullman & Comley, Trustee” at the time of the auction. The successful bidder must pay the balance of the sale price within five (5) days thereafter or forfeit this deposit; in the tax collector’s discretion, the second-highest bid might then be accepted. Title will pass to the purchaser six months after the auction unless an owner or encumbrancer of record redeems the debt by paying the total delinquency plus 1.5% interest on the winning bid, which will be transmitted together to the purchaser. If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent taxpayer, and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of such sale as provided by law, are hereby notified that their respective titles, mortgages, liens and other encumbrances in such property shall be extinguished. This means you could permanently lose your interest in the property unless the delinquent taxes, interest, attorney’s fees, and collection expenses 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 with respect to the tax sale. **Procedural and payoff inquiries should be directed to Adam J. Cohen, Esq. at Pullman & Comley, LLC, 850 Main Street in Bridgeport, CT 06601, (203) 330-2230.**

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

**THIS IS AN EFFORT TO COLLECT A DEBT
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE**

