

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 Tolland, Connecticut

DELINQUENT OWNER: Douglas Connor
76 Sunset Ridge
Stafford Springs, CT 06076

ADDRESS OF REAL ESTATE: 636 Sugar Hill Road, Tolland CT

TIME AND PLACE OF SALE: 10:00 a.m. on March 19, 2013
Tolland Town Hall, 21 Tolland Green, Tolland CT 06084

TOTAL AMOUNT DUE: **\$ 1,811.26**

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

Douglas Connor 76 Sunset Ridge Stafford Springs, CT 06076	Occupant 636 Sugar Hill Road Tolland, CT 06084
Edna R. Vicino, or Estate 2037A Maur St. Louis, MO 63110	Hartford Anesthesiology Associates 99 East River Drive, 5 th Floor East Hartford, CT 06108
Joseph P. Latino, Esq. 49 Leavenworth Street, Suite 200 P.O. Box 1011 Waterbury, CT 06722-2007	Hartford Anesthesiology Associates c/o Michael A. Baxa, Reg. Agent 50 Columbus Blvd, Suite 200 Hartford, CT 06106
Asset Acceptance, LLC c/o CT Corporation System, Reg. Agent One Corporate Center Hartford, CT 06103	Tobin & Melien 45 Court Street New Haven, CT 06511

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.

Parcel I:

A certain piece or parcel of land situated in said Town of Tolland, and is bounded and described as follows, to wit:

Commencing at an iron post in the ground, which post is about ten (10) or fifteen (15) feet west from the brook where said brook crosses the highway; thence runs northerly about sixty (60) feet to an iron post; thence easterly about forty (40) feet to an iron post in the ground; thence southerly about sixty (60) feet to iron post in the ground at the highway; thence westerly along said highway to place of beginning, and contains about 2400 square feet, more or less, and including a right of way through land now or formerly of Frederick Pease, for a pipe line to carry water from a well on the above described land, and the right to repair and maintain the same.

Reference is made to Warranty Deed from Frederick Pease to Thomas A. Minor, dated March 31, 1927, as recorded in Tolland Land Records, Volume 45, Page 8.

Parcel II:

A certain piece or parcel of land situated in said Town of Tolland and is bounded and described as follows, to wit: Commencing on the northerly side of the highway at an iron post, which said post is nineteen (19) feet east from a brook; thence runs northerly ninety (90) feet to an iron post in the ground; thence westerly sixty (60) feet to an iron post in the ground; thence southerly ninety (90) feet to an iron post at the highway; thence along said highway easterly, sixty (60) feet along said highway to point or place of beginning.

It is understood and agreed, that Thomas A. Minor shall have the right to lay a line of pipe or pipes from a well on the premises of Frederick Pease for the purpose of conducting water, and that the Thomas A. Minor shall have the right to enter other land of Frederick Pease for the purpose of repairing and maintaining said pipe or pipes.

The herein above described parcels of land as set forth as Parcels #4 and #5 represent the land on which a well is located, ¹⁹⁶ said well being the well furnishing water to the water system hereinbefore referred to.

Reference to the Fifth Parcel is made to Warranty Deed from Frederick Pease to Thomas A. Minor, dated June 29, 1927 as recorded in Tolland Land Records, Volume 45, Page 42.

Parcel III:

Together with certain rights-of-ways for the purpose of laying and maintaining water pipes across and through land of others, all of which are more fully set forth and described in certain instruments entitled "Right to lay and maintain water pipes; as conveyed by Lyman N. Taft to Thomas A. Minor, dated March 31st, 1927 as recorded in Ellington Land Records, Volume 39, Page 468 and as conveyed by Jennie L. Neff to Thomas A. Minor, dated March 31, 1927 as recorded in Ellington Land Records, Volume 39, Pages 468-469, and as conveyed by Burt J. Fuller to Thomas A. Minor, dated March 31, 1927, as recorded in Tolland Land Records, Volume 43, Pages 198-199.

Reference is made to Warranty Deed from Thomas Alfred Minor to Edna R. Vicino, dated August 11, 1953, as recorded in Ellington Land Records, Vol. 55, Page 561.

Reference is made to Warranty Deed from Thomas Alfred Minor to Edna R. Vicino, dated August 11, 1953, as recorded in Ellington Land Records, Volume 55, Page 561 and Warranty Deed from Edna R. Vicino to the grantor of even date of this instrument as recorded in Ellington Land Records and Tolland Land Records.

AUCTION NOTICES

The auction will take place as stated above unless the total delinquency (including all taxes, charges, 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 for legal reasons (postponements will not occur at the request of an owner or encumbrancer). 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 the environment. Absolutely no representations whatsoever are made as to the character, quality, usability, accessibility, value, or suitability of the property or any interests therein, or the accuracy of the legal description, acreage, encumbrances, or addresses stated.

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% per month interest on the winning bid, which will be transmitted 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 owner 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 taxes, charges, 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 06604, (203) 330-2230.**

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

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