

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

DELINQUENT TAXPAYER: Gloria Luster and the
Estate of Donald R. Luster
11 White Birch Drive
Tolland, CT 06084

ADDRESS OF REAL ESTATE: 11 White Birch Drive, Tolland, CT

PROPERTY BOUNDARIES: See Tolland Assessor Map 33 Block J Lot 14

This is a citation to a publicly-available document identifying the boundaries of the property to be auctioned. The Levying Municipality does not guarantee its accuracy. In the event of a discrepancy between the boundaries identified in the cited document and the property actually owned by the Delinquent Taxpayer, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on June 3, 2014
Tolland Town Hall
21 Tolland Green
Tolland, CT 06084

TOTAL AMOUNT DUE: \$18,383.68 through February 28, 2014

This is not a “payoff” figure. As required by law, this figure includes only interest and charges through the end of last month. Additional tax, interest, fees and/or other charges authorized by law accruing after the last day of the month immediately preceding this notice have been added to the amount indicated as due and owing in this notice. This may include a jeopardy acceleration of actual or estimated subsequent 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. For current payoff information in order to stop the sale, call 203-330-2230 or e-mail ajc@pullcom.com.

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, which is the date accompanying the signature on the first notice of this sale filed in the land records; (2) the accrued taxes and water/sewer charges of any other governmental authority against 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 delinquencies identified above was 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; (7) any other interest not foreclosed by this tax sale procedure under state law; and (8) a mortgage in favor of the Town of Tolland in the original amount of \$30,807.50 recorded at Volume 1098 Page 104 of the Tolland Land Records, which must be paid in full by the winning bidder upon taking title.

RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:

If redemption does not take place by the date six months after the auction and in the manner provided by law, the following persons and all others with actual or constructive notice are hereby notified that their respective titles, mortgages, liens and other encumbrances in this property shall be extinguished.

Gloria Luster and the Estate of Donald R. Luster 11 White Birch Drive Tolland, CT 06084	The Estate of Donald R. Luster and Jennifer Dearborn, Administratrix 17 Glendale Circle Windsor Locks, CT 06096	Capital One Bank (USA), N.A. 4851 Cox Road Glen Allen, VA 23060
Leone, Throwe, Teller & Nagle 33 Connecticut Boulevard East Hartford, CT 06108	Kenny, Brimmer & Mahoney, LLC 20-30 Beaver Road, Suite 103 Wethersfield, CT 06109 Attn: Richard Mahoney, Reg. Agent	Marder & DeFelice Law Offices 76 South Frontage Road Vernon, CT 06066 Attn: I.David Marder, Reg. Agent <i>successor to I.David Marder & Associates, LLC</i>
Cavalry SPV I, LLC 7 Skyline Drive Hawthorne, NY 10532	Cavalry SPV I, LLC c/o CT Corporation System, Reg. Agent One Corporate Center Hartford, CT 06103	Cavalry SPV I, LLC 500 Summit Lake Drive Suite 400 Valhalla, NY 10595
Hartford Hospital, Inc. 80 Seymour Street Hartford, CT 06102	State of Connecticut Department of Revenue Services 25 Sigourney Street, Suite 2 Hartford, CT 06106	Internal Revenue Service Advisory Group – Boston P.O. Box 9112 Stop 20800A 15 New Sudbury Street JFK Bldg RM 800 Boston, MA 02203-0002 <i>(solely in case of any inchoate estate taxes)</i>

