

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 Newtown, Connecticut

DELINQUENT OWNER: Thomas and Carole Foley
51 Williams Street, Apt. 2
Bristol, CT 06010-4143

ADDRESS OF REAL ESTATE: 12 Pine Street, Newtown, Connecticut

TIME AND PLACE OF SALE: 10:00 a.m. on April 16, 2013
Newtown Municipal Center, 3 Primrose Street, Newtown CT

TOTAL AMOUNT DUE: **\$ 36,862.48**

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

Thomas and Carole Foley 51 Williams Street, Apt. 2 Bristol, CT 06010-4143	Occupant 12 Pine Street Newtown, CT 06470
Western Connecticut Medical Group, P.C. 14 Research Drive, Suite 201A Bethel, CT 06801 <i>successor to Danbury Office of Physician Services</i>	Albert L. Carbonneau 15 Pine Street Sandy Hook, CT 06482-1104
Western Connecticut Medical Group, P.C. c/o Karen C. Mattei, Reg. Agent 95 Locust Avenue, Legal Dept. Danbury, CT 06810 <i>successor to Danbury Office of Physician Services</i>	

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, together with buildings thereon, situated at Sandy Hook in the Town of Newtown, County of Fairfield and State of Connecticut, which are bounded and described as follows:

Beginning at an iron pin set in the westerly line of Pine Street and Two Hundred Forty-eight (248) feet southerly along said westerly line of Pine Street from the westerly corner of Pine Street and Warwick Street as designated on map showing property of U.S. Rubber Company located at Sandy Hook, Newtown, Conn., made by R.D. Beardsley, C.E., and dated June 30, 1930; thence Southwesterly along the westerly line of Pine Street, One Hundred Fifty (150) feet; thence Northwesterly One Hundred and Six and 06/100 (106.06) feet to an iron pin; thence Northeasterly One Hundred Fifty-two and 56/100 (152.56) feet to an iron pin; thence at an interior angle of 100 degrees Thirty-two and one-half (32 1/2) min. southeasterly and parallel to the second course, Seventy-six and 65/100 (76.65) feet, to point and place of beginning.

