# 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 <u>not</u> 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	Occupant
51 Williams Street, Apt. 2	12 Pine Street
Bristol, CT 06010-4143	Newtown, CT 06470
Western Connecticut Medical Group, P.C.	Albert L. Carbonneau
14 Research Drive, Suite 201A	15 Pine Street
Bethel, CT 06801	Sandy Hook, CT 06482-1104
successor to Danbury Office of Physician Services	
Western Connecticut Medical Group, P.C.	
c/o Karen C. Mattei, Reg. Agent	
95 Locust Avenue, Legal Dept.	
Danbury, CT 06810	
successor to Danbury Office of Physician Services	

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 Porty-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 Bundred 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 k) min. southeasterly and parallel to the second course, Seventy-six and 65/100 (76.65) feet, to point and place of beginning.

### **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 \$2,500.00 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.