

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 Guilford, Connecticut

DELINQUENT OWNER: Alisa Mangino
131 Talcott Road
Guilford, CT 06437

ADDRESS OF REAL ESTATE: 48 Saginaw Trail, Guilford, Connecticut

TIME AND PLACE OF SALE: 11:00 a.m. on June 19, 2013
Guilford Town Hall, 31 Park Street, Guilford, CT 06437

TOTAL AMOUNT DUE: **\$5,200.83**

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

Alisa Mangino 131 Talcott Road Guilford, CT 06437	Occupant 48 Saginaw Trail Guilford, CT 06437
Webster Bank, N.A. 145 Bank Street Waterbury, CT 06702	Beatty & Beatty, LLC 25 Boston Street Guilford, CT 06437
Quonnipaug Hills Condominium Section IV, Inc. c/o Empire Property Management Corp., Reg. Agent 625 East Main Street Branford, CT 06405	

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 real property located in the Town of Guilford, County of New Haven, and State of Connecticut, together contained, being part of a condominium known as **QUONNIPAUG HILL CONDOMINIUM, SECTION IV**, under the "Unit Ownership Act" of the Connecticut General Statutes, as amended, known and designated as **Unit No. 48 in Building E**, of Quonnipaug Hills Condominium Section IV together with the limited common elements appurtenant to said Unit, and together with an undivided interest in the common elements of the condominium, all as defined in the Declaration of Condominium Unit Ownership dated May 25, 1979 and recorded in the Guilford Town Clerk's Office on May 31, 1979 in Volume 246 at Page 1048; as amended by Amendment dated June 19, 2002 and recorded in Volume 584 at Page 1017; as further amended by Amendment dated March 14, 2013 and recorded in Volume 851 at Page 589, and the floor plans, building location maps and other exhibits thereto appended or referenced.

The land described in the aforementioned Declaration of Condominium Unit Ownership is shown on a map entitled "Record Map of a Planned Residential Development to be known as Quonnipaug Hills Condominium Section IV located in the Town of Guilford, Connecticut Scale 1" = 100' Owners - Donald E. Cloud Harriet H. Cloud Developer - Country Home Development Corp. Map and survey by Russell W. Waldo, P.E. & L.S. 5999 Date December 30, 1977", on file in the Guilford Town Clerk's Office as Map 2303, and is more particularly described in said Declaration.

