NOTICE OF OVERBID AND CLAIM RIGHTS

Connecticut General Statutes § 12-157(i)

The tax collector of the following municipality hereby gives notice that the proceeds of the tax sale identified below exceed the taxes, interest, fees, and charges due from the delinquent taxpayer, and have been paid to the Clerk of the Court pursuant to Connecticut General Statutes § 12-157(i). 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 auctioned. This is the last notice you will receive from the municipality relating to the tax sale.

LEVYING MUNICIPALITY: Town of New Milford

DELINQUENT TAXPAYER: Lisa Kurze Garcia, individually and as trustee
Patrick Kurze, and Estate of Anna Bilski Kurze
65 Cherniske Road
New Milford, CT 06776

ADDRESS OF REAL ESTATE: 65 Cherniske Road, New Milford CT
Auction at 10:00 a.m. on December 3, 2014

MONEY DEPOSITED: **$89,141.55** on June 4, 2015

COURT LOCATION: Litchfield Superior Courthouse
15 West Street
Litchfield, CT 06759
860-567-0885

YOU HAVE THE RIGHT TO FILE AN APPLICATION WITH THE COURT TO CLAIM THE MONEY DEPOSITED. YOUR RIGHT TO DO SO WILL EXPIRE NINETY (90) DAYS AFTER THE DEPOSIT WAS MADE. THE COURT WILL DECIDE HOW MUCH, IF ANY, OF THE MONEY YOU ARE ENTITLED TO RECEIVE. IF YOU WISH TO FILE AN APPLICATION, CONTACT THE COURT AND CONSULT WITH AN ATTORNEY IMMEDIATELY.

RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:

Lisa Kurze Garcia individually and trustee, Patrick Kurze, and Estate of Anna Bilski Kurze 65 Cherniske Road New Milford, CT 06776	Bank of America, N.A. 100 North Tryon Street Charlotte, NC 28202
Danbury Hospital 24 Hospital Avenue Danbury, CT 06810	New Milford Hospital 21 Elm Street New Milford, CT 06776
State of Connecticut Department of Revenue Services 25 Sigourney Street, Suite 2 Hartford, CT 06106 *(solely in case of any inchoate succession taxes)*	Internal Revenue Service Advisory Group – Boston P.O. Box 9112 Stop 20800A 15 New Sudbury Street JFK Bldg RM 800 Boston, MA 02203-0002 *(solely in case of any inchoate estate taxes)*

The redemption period for this property has now expired and title has vested in the winning bidder. Any mortgage, lien, encumbrance, ownership, or other interest you may have previously had or claimed in this property has been permanently extinguished. However, you may be entitled to some or all of the auction's proceeds in excess of those used to satisfy the delinquencies owed to the Levying Municipality. Those moneys have been deposited with the superior court as required by state law.

Any person may make an application for payment of moneys deposited in court as provided for in Connecticut General Statutes § 12-157(i) to the superior court for the judicial district in which the property that is the subject of the proceedings referred to is located, or if said court is not in session to any judge thereof, for a determination of the equity of the parties having an interest in such moneys. Notice of such application shall be served in the same manner as to commence a civil action on all persons having an interest of record in such property on the date the collector's deed is recorded, provided the Levying Municipality shall not be a party to such action without its consent. **The Levying Municipality does not consent to being made a party to any such action related to this deposit.** If no application is filed with the court, any moneys held by the court shall escheat to the State of Connecticut pursuant to the provisions of part III of Chapter 32 of the Connecticut General Statutes.

Note that there is currently no docket number assigned to this deposit; a docket number will be assigned by the superior court's clerk only after an application has been filed. The Levying Municipality is not involved in distributing the deposit and has no information about it other than as stated in this notice. If you believe you are entitled to any portion of the moneys deposited, you should contact an attorney immediately.

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