



Connecticut Tax Sales









of Certain Municipalities

[Home](#)[General Info](#)[Upcoming Auctions](#)[Postponed Auctions](#)[Recent Auctions](#)[Excess Proceeds](#)

MUNICIPALITY: Town of Somers

AUCTION DATE: 10:00 a.m. on February 15, 2023

LOCATION: Somers Town Hall, 600 Main Street, Somers CT

-  144 Watchaug Road, Somers CT
-  129 Stafford Road, Somers CT
-  0.37 acres on Bradway Road, Somers CT
-  15 Maple Street, Somers CT
-  164 Springfield Road, Somers CT
-  75 Brittany Lane, Somers CT
-  103 Main Street, Somers CT
-  60 Vasalie Road, Somers CT

GENERAL INFORMATION ABOUT TAX SALES

IMPORTANT – PLEASE READ

This memorandum answers frequently-asked questions about tax sales for people who have received a notice or are interested in bidding on properties. It is for informational use only. It is not legal advice, and does not interpret or modify applicable law. Since municipalities and their attorneys cannot represent your interests or give you legal advice, you should consult your own lawyer about how tax sales work and what your rights and duties are.

Why did I receive this notice?

This notice was sent to you because you or someone you represent is listed in public records as either owning or holding an encumbrance in real estate which has been slated for public auction to recover delinquent taxes and/or other municipal charges. You may be an owner or occupier, or may have recorded a mortgage or lien against the property. This notice will also be provided to any member of the public who inquires about the auction.

What is a “tax sale”?

A tax sale is a public auction of property conducted by a municipal entity which applies the proceeds against unpaid taxes or similar assessments owed. The sale can be conducted on any real estate owned by an individual or organization which has failed to pay any kind of tax, sewer charge, or similar debt (whether it was assessed on that real estate or not) owed to a city, town, borough, district, or other municipal authority.

Is a tax sale a lawsuit?

No. A tax sale does not mean that anyone is being sued, although it is a type of foreclosure. The tax collector of the municipality arranges and conducts the tax sale personally, or through an attorney or other agent, without the involvement of a court. However, if the auction does not bring in enough money to pay the delinquencies, the municipality can make further collection efforts to recover the difference, which might include suing the owner.

How is a tax sale started?

The usual first step is that the owner is mailed a letter demanding payment of the total delinquency at his or her last known address. After that, three notices are mailed over a nine- to twelve-week period to everyone who has recorded an interest in the property in the town clerk's office. Notices of the tax sale are advertised in a local newspaper three times, and are also posted near the property or the clerk's office. All delinquency information is available to the public on request.

Can the property be sold before the auction?

The municipality has no power to sell the property to anyone before the auction itself, even to someone who offers to pay the taxes in full. Paying someone else's tax debt does not transfer ownership. On the other hand, the property's owner does remain free to sell the property, but the tax sale will proceed as scheduled unless someone also pays the delinquencies owed to the municipality.

What happens at the auction?

The auction usually takes place at the town hall, municipal office, or the property itself. The notices will specify the location. A sign is posted at the auction explaining the total delinquency, and rules are announced for how the auction will be conducted. The property is then auctioned to the highest bidder. Often, several delinquent properties are auctioned on the same day, one at a time. If the bids are too low, the municipality itself can take title to the property or reschedule the auction.

Who can participate in the auction?

Registration takes place at the time and place of the auction, not before. Any member of the public (other than the owner and encumbrancers) may bid on the property so long as he or she has a nonrefundable deposit in a minimum amount announced by the municipality. The deposit must be in certified funds like a bank check; personal checks or home equity line checks are not acceptable. Bidders must also bring government-issued ID and be prepared to provide a social security number (if bidding in their own name) or federal tax identification number (if bidding for an entity). Any member of the public may attend and observe the auction, but only those who register can bid.

Can people inspect the property before bidding?

People interested in bidding may research public records like assessment maps, field cards, land records, and similar documents, or look at the property from the road or sidewalk. They may also hire an appraisal service to conduct a curbside value estimate. No one, however, may trespass onto the property itself, or violate the privacy rights of any occupants. The municipality has no power to let interested bidders enter a property being auctioned at any time. (The only exception is that a municipality can authorize ground testing of a property with a known contamination history, with no guarantees as to the environmental condition or whether testing has been or should be done.)

How does the bidding work?

The minimum bid will be an amount determined by the municipality. It is usually the total delinquency including principal, interest, and fees due plus the cost of the auction and any jeopardy acceleration of subsequent installments (see below). Bidding will increase in an orderly fashion and as appropriate to maximize the final price. When someone is declared the highest bidder, he or she submits the deposit and must pay the rest of the bid (also in certified funds) by a fixed deadline. Otherwise, the deposit is forfeited, and the next-highest bid might be accepted instead depending on the rules announced at the auction. All unsuccessful bidders get their deposits back immediately. (Some bidders name themselves as alternative payees – such as, “John Smith OR Pullman & Comley, Trustee” – to simplify getting their money back from their bank.)

What is a “jeopardy acceleration”?

Jeopardy is the acceleration of a tax or other debt owed to the municipality. Although taxes usually become due in separate installments at fixed dates throughout the year, a tax collector who believes that a future installment is unlikely to be paid on time can collect it early. This is often done when an owner has missed several payments in a row, so that future installments can be recovered at the same time as the delinquencies. If budgets or mill rates have not yet been fixed, an estimate is used for the jeopardy amount to be collected, and any balance can be reflected on the next bill.

Where do the auction proceeds go?

Once paid, the winning bid is immediately used to pay the collection expenses and delinquencies owed in the order required by state law. Any money left over is put into a separate bank account and the municipality keeps the interest it earns. On the other hand, if the winning bid is less than the total delinquency, the owner continues to owe the difference, and the municipality might litigate to collect it, or pursue the person's other income or assets to the extent allowed by law.

What guarantees are given to the auction's highest bidder?

None, other than that the auction is conducted according to the proper legal procedures. The property itself is sold "as is" in every way. There is no guarantee that the property is buildable, up to code, useable for any purpose, title-insurable, or worth the money paid for it. The buyer has sole responsibility to figure out what he or she is getting and to seek out independent legal advice.

What happens after the auction?

After the auction, a notice identifying the highest bidder and price is sent to the owner and everyone else with a recorded interest in the property. This is also published in a local newspaper. The tax collector signs a deed transferring the property to the highest bidder, but holds it in the clerk's office for six months. Nothing else happens during this time. The taxpayer continues to own and use the property; the highest bidder still cannot enter, alter, or sell it. If the highest bidder wants to, he or she may buy insurance to protect the property from fire or loss. (The municipality can give no advice as to whether you should obtain insurance of any kind and cannot recommend any particular insurer.)

When does the highest bidder get title?

Six months after the auction, the deed which the tax collector signed is officially recorded in the land records. The highest bidder owns the property "free and clear" of other liens and encumbrances at that time, except certain kinds such as easements and other taxes. For example, the purchaser generally need not pay off the property's mortgages and judgment liens (unlike in some court foreclosures). The purchaser must pay any taxes and water/sewer charges owed to the municipality conducting the sale which occur after the first sale notice filed in the land records unless they were included in the purchase price. It is solely up to the purchaser to evict any "holdovers" – like the former owner – by legal methods. The purchaser can ask the tax collector to put an affidavit in the land records explaining the details of the tax sale, which may be needed to apply for title insurance.

What about the property's other encumbrancers?

When the highest bidder acquires the property six months after the auction, most other interests in the property are wiped out. This means that mortgages, liens, other monetary encumbrances, and alienation restraints – even federal and state liens – will become totally unenforceable against the property and its new owner, except as the notice might otherwise exempt them. The notices might identify additional liens which will survive the auction. If the municipality is holding extra money because the winning bid exceeds the total amount owed, the difference (less any other taxes or debts owed by the same owner) is sent to the local superior court. The former owner and any other person with a recorded interest in the property has 90 days to apply for a share of the money, and the court decides how to distribute it. (The purchaser cannot claim it.)

Can the tax sale be “undone” after it happens?

Yes. The owner or anyone else with a recorded interest in the property can “void” the auction up to six months after it happens, which is why the deed sits in the clerk’s office for that period. This is called a redemption. He or she pays the total delinquency as of the sale date, including the costs of the auction, plus 1.5% per month interest on the winning bid (not on the delinquency), plus any additional debts owed to the municipality not recovered by the auction procedure. If this happens, the highest bidder gets back his or her bid (including the deposit) plus interest. The owner keeps the property, and notices are mailed that the sale has been undone. If the redeemer was an encumbrancer, a certificate is issued authorizing the redeemer to foreclose the amount paid with enhanced priority over other lienholders and 1.5% monthly interest along with the original lien. If the IRS has lienied the property, it has an additional 120 days to redeem, in which case the buyer will lose title but will also get the bid refund although with only 0.5% monthly interest.

What kinds of expenses are charged to the property owner?

By law, all expenses of arranging and conducting the tax sale are charged to the property’s owner. These usually include fees for title searches, attorney’s hourly rates, newspaper advertising, filings in the land records, certified mailings, and similar costs. This is in addition to the 1.5% monthly interest which accrues on all municipal delinquencies, plus any jeopardy accelerations. These expenses increase significantly as the process moves along, and usually total a few thousand dollars. It is illegal for tax collectors to waive or negotiate these amounts, so any such request will be denied.

How can I prevent the tax sale?

Partial payments, promises to pay, and scheduled closings cannot stop the auction procedure. The tax sale can be stopped before it happens if the owner pays the total amount owed including interest, fees, and expenses. Notices are mailed out to announce the cancellation, and collection efforts cease. Other people with recorded interests in the property can also prevent the sale by paying the delinquency for the owner; they usually do this to keep their liens from being wiped out. A “payoff” figure is public information, but payoffs cannot be accepted from members of the public with no recorded interest in the property. Bidders are strongly advised to check www.cttaxsales.com a day or two before the auction to determine whether any property in which they are interested has been delisted due to payment.

What is the deadline for paying?

The final payment deadline is six months *after* the auction occurs. After that, the property’s title shifts from the taxpayer to the winning bidder, and redemption is no longer possible. Because fees, costs, and interest accrue throughout the entire process, the sooner the payoff occurs (especially before the auction instead of afterward), the cheaper it will be. Auctions and redemption deadlines cannot be postponed at the request of an owner or encumbrancer without a valid court order.

How can I find out more about this tax sale?

For more information about your legal rights and obligations, speak with your own attorney. The municipality and its attorney cannot give you legal advice. If you have questions about the rules, scheduling, or payoff amount for a specific tax sale, e-mail ajc@pullcom.com (preferred) or call 203-330-2230.

Connecticut Tax Sales

of Certain Municipalities

Select Page

CTtaxsales.com



This webpage contains copies of public notices issued by certain Connecticut municipalities relating to auctions they have slated to collect unpaid taxes and other charges under Connecticut General Statutes § 12-157.

ATTENTION: Disclaimer

This webpage and its contents are for general informational use only, and are not legal advice. Since municipalities and their attorneys cannot represent you or your interests, you should consult with your own lawyer about how tax sales work and what your rights and duties are.

The municipality's lawyer is not your lawyer. Any information you give to the municipality's lawyer is not protected by the attorney-client privilege and is not confidential. Sending any information to the municipality's lawyer or law firm will not create an attorney-client relationship between you and the firm. The firm is not restricted from using any information you send for any purpose, including using it to assist the municipality to conduct the tax sale, on behalf of any of the firm's clients, or otherwise.

The postings on this webpage are public records which are not guaranteed to accurately reflect the ownership, title history, encumbrances, delinquency amounts, boundaries, condition, buildability, accessibility, zoning compliance, environmental status, or any other information about the properties. Although these municipalities and their counsel endeavor to ensure that the information



contained in all notices is correct and that appropriate notifications reach all record owners and encumbrancers, complete accuracy cannot be guaranteed.

You must conduct your own research to verify everything in these postings and any other information you deem relevant by using lawful methods and public records available from town departments and other resources. Potential bidders must exercise due diligence to investigate a property and its characteristics, value, and encumbrances before bidding. The municipalities and their counsel cannot grant permission to inspect these properties or communicate with their owners or occupants. Do not trespass on these properties or harass anyone associated with them.

General Information About Tax Sales

Please read the brochure at this link *FIRST* because it answers most questions about how tax sales work:

GENERAL INFORMATION ABOUT TAX SALES

Please do not call the municipality or its attorney with questions about tax sale properties or procedures until after you have thoroughly reviewed this link and the information below.

This website lists "tax deed" sales, not "tax lien" sales. This means that you are bidding to buy the property itself rather than the right to foreclose it in court. Registration occurs at the auction, not before. Unless the municipality announces otherwise, bids must be offered **in person at the auction** rather than by mail or phone. The municipality can only sell these properties at the public auction, not before; in other words, you cannot buy them from the municipality in advance. You may not bid on a property at the auction if you are its owner or if you hold a lien or mortgage on it.

At the auction, bidders will be required to sign a registration agreement which contains the following terms: **BIDDER'S AGREEMENT**

Registration occurs at the auction, not before. **Please do not ask to register in advance.**

All attendees are encouraged to remain six feet apart, wear tightly-woven masks covering their mouths and noses, limit contact with shared surfaces, and obey all other COVID-19 safety guidelines posted or announced at the sale. Attendance is forbidden for anyone with fever, cough, fatigue, respiratory distress, or other symptoms. Deposits by certified check only – NO CASH even if the earlier notices mention it.

Potential bidders should not call the municipality or its attorney to ask for a “payoff.” Payoffs are for owners or lienholders who want to stop the auction by paying the debt, while bidders should bid the price they believe reflects the property's value. Except as otherwise stated in the auction or its notices, bidders only pay the municipality the amount of their bid, not the delinquent taxes or charges (although generally the municipality will not accept a bid which is lower than the delinquent amount). Bid what you think the property is worth, regardless of the debt amount.

Each bidder **must bring all** of the following to the auction:

- (1) A tightly-woven face mask that covers your mouth and nose.
- (2) A valid government-issued ID.
- (3) A pen.
- (4) The legal name and either social security number (for individuals) or federal ID number (for corporate entities) for whoever will take title to the purchased property. For example, if you would like two people listed on the deed, bring both social security numbers with you. If you would like the deed to be in the name of a corporation or LLC, make sure you know its exact legal name and its federal ID number at the time you register.
- (4) If you are bidding on behalf of another person, you must also bring a valid written authorization such as a signed power of attorney.
- (5) A \$5,000 deposit per property (or other amount specified in the notice) is **mandatory** in certified funds. This includes a check drawn by a bank on the bank's own funds (often called a bank check, cashier's check, teller's check, or official check), or a money order. **Cash, personal checks, home equity line**

checks, and any check which is post-dated or dated more than six months before the auction date will not be accepted. The deposit must either be payable to "Pullman & Comley, Trustee" or payable to yourself and then endorsed at the auction. Bidders will present their deposit when they register at the auction and pay it (only) when they are declared the winner to be applied in full to the purchase price of that property. Bidders who do not win will keep their deposits and may use them to bid on other properties.

The balance of the purchase price must be **received** from the winning bidder within **five calendar days** (or if the fifth day falls on a weekend or holiday, the next business day) in cash or certified funds payable to "Pullman & Comley, Trustee" or by wire transfer. There can be no exceptions or extensions to this deadline for any reason whatsoever. Failure to do so permanently forfeits the entire deposit and the right to purchase the property.

PLEASE DO NOT CALL THE MUNICIPALITY OR ITS ATTORNEY TO "CONFIRM" THE INSTRUCTIONS ON THIS WEBSITE. THEY ARE ALL ACCURATE AS WRITTEN.

Resources

The following links will take you away from this website and are provided for convenience only. They are maintained by third-party providers, and neither the accuracy nor the currency of their content can be guaranteed. Please consult with your own attorney, title searcher, or other appropriate expert when relying on these or any other reference sources.

[Map of All Connecticut Towns](#)

[Street Views of Properties](#)

[Aerial Views of Properties](#)

[Town Websites, Charters, Ordinances, and Regulations](#)

[Field Cards for Some Towns / Field Cards for Some Towns](#)

[Land Records for Some Towns / Land Records for Some Towns / Land Records for Some Towns / Land Records for Some Towns](#)



Connecticut Tax Collection Statutes

Connecticut Sewer Collection Statutes

Connecticut District Collection Statutes

© 2017-2022, Pullman & Comley LLC

Click on the links at the top of this page for details about specific properties and auctions.

t

Tax Sales

- ▶ [General Info](#)
- ▶ [Upcoming](#)
- ▶ [Postponed](#)
- ▶ [Recently Completed](#)
- ▶ [Excess Proceeds](#)

Connecticut Tax Sales of Certain Municipalities

- [General Info](#)
- [Upcoming Tax Sales](#)
- [Postponed Tax Sales](#)
- [Recently Completed](#)
- [Excess Proceeds](#)



The information on this website is provided by Adam J. Cohen, Esq., an attorney with Pullman & Comley, LLC in Bridgeport, Connecticut. This website is not an offer to provide legal services.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: Big Jim Singleton's Auto and Recreational Center, Inc.
a/k/a Big Jim Singleton's Auto & Rec. Center, Inc.

ADDRESS OF REAL ESTATE: 144 Watchaug Road, Somers CT

PROPERTY BOUNDARIES: See Volume 88 Page 790 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$2,107.08 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Big Jim Singleton’s Auto and Recreational Center, Inc. a/k/a Big Jim Singleton’s Auto & Rec. Center, Inc. c/o Joyce N. Singleton 5621 Miller Street Muskegon, MI 49442	Big Jim Singleton’s Auto and Recreational Center, Inc. a/k/a Big Jim Singleton’s Auto & Rec. Center, Inc. c/o James L. Singleton, Reg. Agent 3925 Apple Avenue Muskegon, MI 49442
Big Jim Singleton’s Auto and Recreational Center, Inc. a/k/a Big Jim Singleton’s Auto & Rec. Center, Inc. 3933 East Apple Avenue Muskegon, MI 49442	Big Jim Singleton’s Auto and Recreational Center, Inc. a/k/a Big Jim Singleton’s Auto & Rec. Center, Inc. 3587 Apple Avenue Muskegon, MI 49442

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property. The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. 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 or ajc@pullcom.com.

By:  12/1/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: David R. Birkenshaw

ADDRESS OF REAL ESTATE: 129 Stafford Road, Somers CT

PROPERTY BOUNDARIES: See Volume 218 Page 903 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$9,096.68 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

David R. Birkenshaw 129 Stafford Road Somers, CT 06071	Enfield Community Federal Credit Union 11 Cranbrook Boulevard Enfield, CT 06082
--	---

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property. The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. 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 or ajc@pullcom.com.

By:  12/1/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: Joan E. Corbin

ADDRESS OF REAL ESTATE: ±0.37 acres on Bradway Road, Somers CT

PROPERTY BOUNDARIES: See Somers Assessor Map 11 Lot 104
(excludes any portion in Massachusetts)

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$1,413.70 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person's predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Joan E. Corbin
55 Isaac Bradway Road
Hampden, MA 01036

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property. The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. **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 or ajc@pullcom.com.**

By:  12/1/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: Ann D. Crease, and life user Theresa J. Domingues

ADDRESS OF REAL ESTATE: 15 Maple Street, Somers CT

PROPERTY BOUNDARIES: See Volume 321 Page 211 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$13,038.50 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person's predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Ann D. Crease and Theresa J. Domingues
15 Maple Street
Somers, CT 06071

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property. The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. **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 or ajc@pullcom.com.**

By:  12/11/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: Allan M. Murray and Jane A. Murray

ADDRESS OF REAL ESTATE: 164 Springfield Road, Somers CT

PROPERTY BOUNDARIES: See Volume 352 Page 861 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$18,027.42 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Allan M. Murray and Jane A. Murray
164 Springfield Road
Somers, CT 06071

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property. The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. **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 or ajc@pullcom.com.**

By:  12/11/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: Constant O. Ogutt and Shakira Lubega

ADDRESS OF REAL ESTATE: 75 Brittany Lane, Somers CT

PROPERTY BOUNDARIES: See Volume 351 Page 724 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$4,653.20 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; (10) a settlement agreement filed at Volume 178 at Page 835 of the Somers land records; and (11) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Constant O. Ogutt and Shakira Lubega 163 Canterbury Circle East Longmeadow, MA 01028	Hall Hill Estates Homeowners Association, Inc. c/o Secretary of the State of Connecticut 30 Trinity Street P.O. Box 150470 Hartford, CT 06115-0470 <i>service under C.G.S. § 47-244b(b)</i>
--	--

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. **Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property.** The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. 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 or ajc@pullcom.com.

By: 12/1/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: Sarhali LLC

ADDRESS OF REAL ESTATE: 103 Main Street, Somers CT

PROPERTY BOUNDARIES: See Volume 320 Page 212 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071

TOTAL AMOUNT DUE: \$12,300.93 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles; mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Sarhali LLC c/o Kuldeep Sandhu, Reg. Agent 89 Highridge Drive Tolland, CT 06084	Mohan Sachdev 960 Kennedy Road Windsor, CT 06095
Mohan Sachdev 182 Elena Court Jupiter, FL 33478	Mohan Sachdev 6 St. Andrews Drive Farmington, CT 06032

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. **Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property.** The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. 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 or ajc@pullcom.com.

By: Adam J. Cohen, Esq. 12/1/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Somers

DELINQUENT TAXPAYER: The Joseph J. Mottes Company

ADDRESS OF REAL ESTATE: 60 Vassal Road, Somers CT

PROPERTY BOUNDARIES: See Volume 250 Page 170 of the Somers land records

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 at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on February 15, 2023
Somers Town Hall, 600 Main Street, Somers CT 06071.

TOTAL AMOUNT DUE: \$4,999.27 through November 30, 2022

This is not a "payoff" figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. Owners and lienholders may call 203-330-2230 or e-mail ajc@pullcom.com to request current payoff information to stop the sale. Payoff statements are not available or appropriate for interested bidders.

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, except as are recovered from the sale; (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 predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between November 29, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

The Joseph J. Mottes Company and 60 Vasalie Road LLC 10 Meadow Lane Stafford Springs, CT 06076	The Joseph J. Mottes Company c/o Lawrence Becker, Reg. Agent 171 Tolland Turnpike Willington, CT 06279
60 Vasalie Road LLC c/o Murphy, Laudati, Kiel, Reg. Agent 10 Talcott Notch Road, Suite 210 Farmington, CT 06032	Northwest Community Bank 86 Main Street Winsted, CT 06098

AUCTION NOTICES

The auction will proceed as stated unless the total delinquency (including all principal, interest, charges, fees, expenses, and jeopardy acceleration) is paid in full by a record owner or encumbrancer, except as otherwise ordered by a court. **Postponements will NOT occur because an owner or encumbrancer requests it, makes a partial payment, or arranges a private sale of the property.** The auction will be open to the public, and anyone other than a record owner 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 now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. Absolutely no guarantees are made as to the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, or addresses provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must attend the sale in person or by representative, bring government-issued identification, tender a deposit of \$5,000.00 in certified funds payable to "Pullman & Comley, Trustee" (NO CASH), and complete the provided registration form. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on it. The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids might then be accepted. The municipality retains the right to rescind the auction as it deems necessary. Otherwise, title will pass to the purchaser six months after the auction except as otherwise provided by bankruptcy or other federal or state law, unless a record owner or encumbrancer validly redeems by paying the delinquency in full as increased pursuant to law. If there has been no bidder, or the bidder defaults, or the amount bid is insufficient to pay the amount due, the collector may accept a lower bid or sell the property to the municipality in exchange for its debt in lieu of a deposit and bid.

If redemption does not take place by the date six months after the auction and in the manner provided by law, the delinquent owners and all mortgagees, lienholders and other record encumbrancers who have received actual or constructive notice of the sale as provided by law, as well as all persons claiming interests which either are inchoate or postdate the recording of notice of the sale in the land records, are hereby notified that their respective titles, mortgages, liens, restraints on alienation, and other encumbrances in the property shall be extinguished. This means you could permanently lose your rights in the property unless the debt is paid in full no later than six months after the auction. You are advised to consult an attorney to determine your rights and obligations. 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 or ajc@pullcom.com.

By:  12/1/22
Adam J. Cohen, Esq., Municipal Counsel date

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN EFFORT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.