

REAL ESTATE AUCTION SCHEDULED FOR

THURSDAY, OCTOBER 19, 2023

In accordance with CONN. GEN. STAT. 12-157

Held in City Hall - Aldermanic Chambers

Registration begins 5:30 p.m.

Auction begins 6:00 p.m.

Doors will close at 6:00 p.m., NO EXCEPTIONS

*****Please read the following prior to auction*****
Also refer to STATUTE 12-157

Registration Requirements and Instructions

1. Your name(s), address, and valid telephone number.
2. The exact name(s) that will be on the deed when recorded, if you are the successful bidder.
3. The social security number or business ID number (TIN, collectively) of the name(s) that will be on the deed when recorded.
4. A valid photo ID (preferably a driver's license). NOTE: ID will be photo copied to ensure spelling of name when creating and recording the deed in the individual(s) name.
5. Valid proof that the company name (LLC, corporation, partnership, e.g.) being recorded on the deed is a duly registered entity and is in "active" status in the state the company is registered. NOTE: If you are the successful bidder and proof of the company's official existence is not furnished within the ten day period given to pay the remainder of the accepted bid amount, the deed will be recorded in the name of the individual(s) who pays the remaining amount due. Photo ID will be copied to ensure spelling when creating and recording the deed in the individual(s) name. It will then become the company's responsibility and expense to have the deed recorded in the business name after the redemption period expires. If the individual does not furnish to the Marshal with a copy of the driver's license, the sale will be voided and the \$10,000.00 deposit will be forfeited.
6. Proof of \$10,000.00 in cash, certified check, cashier's check or bank check payable to yourself for each property being registered. NOTE: Successful bidders, this bid deposit is NON-REFUNDABLE if you later decide not to consummate the sale.

Notice to Registered Bidders

- Tax Auction properties are PRIVATE PROPERTY. You may not trespass on private properties prior to or after the sale, even if you are the successful bidder, for a period of SIX MONTHS from the date of the sale. Trespassing on private property is a crime and you will be subject to arrest and prosecution.
- When a successful bidder on a property has been determined, he or she will be asked to return at that point to the registration table to complete paperwork and provide the registration fee (\$10,000.00). The auction will resume when this is done.
- Successful bidders are required to notify the Tax Collector, in the event of a change of address or phone number during the redemption period (six months from the auction sale date). This is required so that the Tax Collector can contact you if and when the property is redeemed, or when the redemption period has expired and you become the owner of the property. You must notify the Tax Collector if you assign your rights to another party as well.
- You cannot bid on a property unless you have registered for that property. Once registered, you will be assigned a bidder number card that you must clearly display when bidding.
- Owners may not (register to) bid on their own property.
- A notice of rules will be distributed and read prior to the start of the auction.
- The City of Ansonia has the right to accept or reject any and all bids.
- Some properties may be offered for less than the total amount due.
- None of the properties being sold are guaranteed buildable under current zoning regulations. All properties are subject to restrictions, covenants and appurtenances of record that may appear. The City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale.
- All properties are subject to additional taxes, interest, fees and other charges authorized by law accruing subsequent to the date of the notice of sale.
- Potential bidders are advised of the possible existence of environmental contaminants on the properties.
- Each tax auctioned property is sold "as is".
- Potential bidders assume full and complete responsibilities for ascertaining the suitability and character of each property, for any and all costs incurred pursuant thereto, and for all costs and/or liability incurred as a consequence of bidding.
- All future tax bills generating any time after the auction date are NOT EXTINGUISHED and become the sole responsibility of the successful bidder to pay when due or delinquent despite not being the record owner. Interest will not be waived if paid late. Payment will be returned should property be redeemed.
- It is recommended that any person interested in bidding on any parcel to be sold by the City consult with his or her attorney or other advisor should such bidder have any questions regarding the purchase of any parcel or the procedures followed during the auction.

******NEITHER THE TAX COLLECTOR NOR ANY EMPLOYEE OF THE CITY, NOR ANY PERSON
RETAINED BY THE TAX COLLECTOR IN CONNECTION WITH THE SALE, IS AUTHORIZED TO GIVE
ANY ADVICE TO ANY PROSPECTIVE BIDDER OTHER THAN TO REFER TO SUCH BIDDER TO
C.G.S., SECTION 12-157******

**Parcel ID
039 0079 0001
Unique ID
18610
Owner
THOMAS ROBERT
Location
2 COLONY ST
MAILING ADDRESS
2 COLONY ST
ANSONIA CT 06401**



**Parcel ID
062 0010 0035
Unique ID
27510
Owner
KOZEY MARIAN
Location
38 ELAINE DR
MAILING ADDRESS
38 ELAINE DR
ANSONIA CT 06401**



**Parcel ID
011 0085 0000
Unique ID
2570
Owner
BALKUN SOPHIE
Location
15 HALL ST
MAILING ADDRESS
55 BROAD ST STE 210
NEW BRITAIN CT
06053**



Parcel ID
065 0031 0001
Unique ID
54000
Owner
ZELANIN RUSSELL A
Location
72 MYRTLE AVE
MAILING ADDRESS
70 MYRTLE AVE
ANSONIA CT 06401



Parcel ID
035 0025 0000
Unique ID
30210
Owner
LOWE SUSAN ESTATE
Location
36 N FOURTH ST
MAILING ADDRESS
114 ROCKWOOD AVE
EXT
ANSONIA CT 06401



Parcel ID
006 0004 0000
Unique ID
48530
Owner
TARTAGLIA MELISSA
D & FRANK L
Location
34 SILVER HILL RD
MAILING ADDRESS
34 SILVER HILL RD
ANSONIA CT 06401



Parcel ID
043 0004 0000
Unique ID
9070
Owner
CHURCH PROPERTY
JOINT VENTURE
TRUSTEE
Location
10 STATE ST
MAILING ADDRESS
10 STATE ST
ANSONIA CT 06401



Parcel ID
013 0116 0000
Unique ID
6230
Owner
FEDOR NICHOLAS
Location
33 WESLEY ST
MAILING ADDRESS
33 WESLEY ST
ANSONIA CT 06401



Parcel ID
032 01-2 0000
Unique ID
16150
Owner
WEST MAIN LLC & THE
SEARLE SELMON &
Location
1 W MAIN ST
MAILING ADDRESS
1 W MAIN ST
ANSONIA CT 06401



Parcel ID
043 0001 0000
Unique ID
16190
Owner
WEST MAIN LLC & THE
SEARLE SELMON &
Location
35 MAIN ST
MAILING ADDRESS
35 MAIN ST
ANSONIA CT 06401

