

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Sarah K. Estiler

LEGAL DESCRIPTION: 13 Columbia Street
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 465, Page 1058
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$25,508.55 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing. The South
Central Regional Water Authority may claim an interest which will
be extinguished by the sale.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Erlinghauser Room (Second Floor)
253 Main Street
Ansonia, CT 06401

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien, and other fees, and costs due as of the date of sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

All interested bidders must pre-register and have with them a \$10,000.00 deposit IN CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER PAYABLE TO STATE MARSHAL ARTHUR J. DAVIES, TRUSTEE, the day of the sale.

The balance of the sale price will be due and paid within ten (10) days of the conclusion of the sale, to State Marshal Arthur J. Davies, Trustee, by bank check or the deposit is forfeited.

Any and all costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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 Town/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is". Potential bidders assume full and complete responsibility 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority which the sale noticed hereby is being conducted.

**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT:**

**Arthur J. Davies
Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

SCHEDULE A

PROPERTY DESCRIPTION

13 Columbia Street, Ansonia, Connecticut

All that certain piece or parcel of land, together with all buildings and improvements thereon, situated in the City of Ansonia, County of New Haven and State of Connecticut, and being bounded and described as follows:

NORTHERLY: By land now or formerly of Bridget Ready;

EASTERLY: By said highway Columbia Street;

SOUTHERLY: By lands formerly of Simer Hoffman; and

WESTERLY: By highway South Main Street.

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Walter R. Hartsburg

LEGAL DESCRIPTION: 49 Myrtle Avenue
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 484, Page 1167
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$27,002.37 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing. The South
Central Regional Water Authority may claim and interest which
will be extinguished by the sale.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Erlinghauser Room (Second Floor)
253 Main Street
Ansonia, CT 06401

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien, and other fees, and costs due as of the date of sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

All interested bidders must pre-register and have with them a \$10,000.00 deposit IN CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER PAYABLE TO STATE MARSHAL ARTHUR J. DAVIES, TRUSTEE, the day of the sale.

The balance of the sale price will be due and paid within ten (10) days of the conclusion of the sale, to State Marshal Arthur J. Davies, Trustee, by bank check or the deposit is forfeited.

Any and all costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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 Town/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is". Potential bidders assume full and complete responsibility 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority which the sale noticed hereby is being conducted.

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Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

SCHEDULE A

PROPERTY DESCRIPTION

49 Myrtle Avenue, Ansonia, Connecticut

All that certain piece or parcel of land, together with buildings and improvements thereon, located in the City of Ansonia, County of New Haven and State of Connecticut, being more particularly bounded and described as follows:

Commencing at a point on the northerly side of Myrtle Avenue, at the southwesterly corner of land of Thomas Duffy; thence running northerly along land of said Duffy (passing through the center of a well now on said line) one hundred eight (108) feet; thence westerly along land of Charles Martinez, Frederick G. Floto and Andrew Martinez, Jr. one hundred five (105) feet, more or less; thence southerly along land formerly of Benjamin Peterson and parallel with the first described line and one hundred two (102) feet distant therefrom, one hundred twenty (120) feet, more or less to the northerly side of Myrtle Avenue; thence easterly along the northerly side of Myrtle Avenue, one hundred two (102) feet to point of commencement.

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Norman Sanders and Solomon Sanders

LEGAL DESCRIPTION: 70 N. Prospect Street
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 260, Page 898 and Volume 477, Page 795
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$41,918.43 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing. The United
Illuminating Company and the South Central Regional Water
Authority may claim an interest which will be extinguished by the
sale.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Erlinghauser Room (Second Floor)
253 Main Street
Ansonia, CT 06401

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien, and other fees, and costs due as of the date of sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

All interested bidders must pre-register and have with them a \$10,000.00 deposit IN CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER PAYABLE TO STATE MARSHAL ARTHUR J. DAVIES, TRUSTEE, the day of the sale.

The balance of the sale price will be due and paid within ten (10) days of the conclusion of the sale, to State Marshal Arthur J. Davies, Trustee, by bank check or the deposit is forfeited.

Any and all costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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 Town/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is". Potential bidders assume full and complete responsibility 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority which the sale noticed hereby is being conducted.

**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT:**

**Arthur J. Davies
Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

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SCHEDULE A

PROPERTY DESCRIPTION

70 N. Prospect Street, Ansonia, Connecticut

All that certain piece or parcel of land with all improvements thereon, situated in the City of Ansonia, County of New Haven and State of Connecticut, bounded and described as follows:

Commencing at a point on North Prospect Street at the Northwest corner of land of Everett Wheeler; thence Easterly along said last mentioned land and through the center of the wall Two Hundred (200) feet to land of the Ansonia Water Company; thence Northerly in a line parallel with North Prospect Street One Hundred (100) feet to land of the Ansonia Water Company; thence Westerly in a line parallel with the first described line Two Hundred (200) feet to said North Prospect Street; thence Southerly along said North Prospect Street One Hundred (100) feet to point of commencement.

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Wilmar Valverde and Margarita Valverde

LEGAL DESCRIPTION: 3 Church Street
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 479, Page 274
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$28,062.13 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing. The State of
Connecticut, Department of Social Services may claim an interest
which will be extinguished by the sale.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Erlinghauser Room (Second Floor)
253 Main Street
Ansonia, CT 06401

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien, and other fees, and costs due as of the date of sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

All interested bidders must pre-register and have with them a \$10,000.00 deposit IN CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER PAYABLE TO STATE
MARSHAL ARTHUR J. DAVIES, TRUSTEE, the day of the sale.

The balance of the sale price will be due and paid within ten (10) days of the conclusion of the sale, to State Marshal Arthur J. Davies, Trustee, by bank check or the deposit is forfeited.

Any and all costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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 Town/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is". Potential bidders assume full and complete responsibility 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority which the sale noticed hereby is being conducted.

**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT:**

**Arthur J. Davies
Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

SCHEDULE A

PROPERTY DESCRIPTION

3 Church Street, Ansonia, Connecticut

That certain piece or parcel of land, together with the buildings and improvements thereon standing, situated in the Town of Ansonia, County of New Haven and State of Connecticut, more particularly bounded and described as follows:

Commencing at a point on the southerly side of Church Street 90' 2-3/8" west from the southwest corner of Howard Avenue and Church Street; thence running westerly along the southerly side of Church Street, 58 feet; thence running southerly along land now or formerly of Mary A. Gaffney, 107' 2-3/8"; thence running, easterly along land of Pine Grove Cemetery Association 54' 1-1/4"; thence running northerly along land now or formerly of Joseph Jackson Estate 24' 2-1/4"; thence running easterly along land of said Jackson Estate 9' 9-1/4"; thence running northerly along land now or formerly of Edward C. Spahr, 72' 7" to Church Street and point of starting.

The angle at the northwest corner formed by the Church Street line and line running southerly from Church Street is an angle of 90°35'.

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Wayne W. Hein

LEGAL DESCRIPTION: 181 Franklin Street
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 389 Page 561
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$32,012.14 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing. Wells Fargo
Bank may claim an interest which will be extinguished by the Sale.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Billinghauser Room (Second Floor)
269 Main Street
Ansonia, CT 06401

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien, and other fees, and costs due as of the date of sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

All interested bidders must pre-register and have with them a \$10,000.00 deposit IN CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER PAYABLE TO STATE MARSHAL ARTHUR J. DAVIES, TRUSTEE the day of the sale.

The balance of the sale price will be due and paid within ten (10) days of the conclusion of the sale, to State Marshal Arthur J. Davies, Trustee, by bank check or the deposit is forfeited.

Any and all costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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 Town/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is". Potential bidders assume full and complete responsibility 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority which the sale noticed hereby is being conducted.

**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT**

**Arthur J. Davies
Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

SCHEDULE A

PROPERTY DESCRIPTION

181 Franklin Street, Ansonia, Connecticut

All that certain piece or parcel of land with the buildings and improvements thereon, situated in the City of Ansonia, County of New Haven and State of Connecticut, being bounded and described as follows:

NORTHERLY: by land now or formerly of Josephine Smith about seventy feet (70');

EASTERLY: by Franklin Street, about ninety feet (90');

SOUTHERLY: on land now or formerly of Milton Judd, about one hundred feet (100'); and

WESTERLY: on land now or formerly of George S. Eisbee, about ninety feet (90');

NO BIDDING
TO 412115
TAX SALE

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Deborah McSweeney

LEGAL DESCRIPTION: 141 Howard Avenue
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 271, Page 311
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$33,180.00 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing. Health South
Surgery Center of Danbury and Diagnostic Imaging of Milford,
P.C. may claim an interest which will be extinguished by the sale.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Erlinghaus Room (Second Floor)
253 Main Street
Ansonia, CT 06401

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien, and other fees, and costs due as of the date of sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

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**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT:**

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Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

SCHEDULE A

PROPERTY DESCRIPTION

141 Howard Avenue, Ansonia, Connecticut

All that certain piece or parcel of land with all buildings and improvements thereon, situated in the City of Ansonia, County of New Haven and State of Connecticut, bounded and described as follows:

EASTERLY: by Howard Avenue 76 feet more or less;

SOUTHERLY: by land now or formerly of Panco Visiotaki, et ux, land now or formerly of William E. Hall, land now or formerly of Helen V. Madden, each in part, in all 119 feet more or less;

WESTERLY: by land now or formerly of Cornelius Moonen by a bent line 53 feet more or less;

NORTHERLY: by land now or formerly of Emma J. Armstrong 102 feet more or less.

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Robert J. Vontell, Jr. and Bonnie Ann Vontell

LEGAL DESCRIPTION: 6 Lester Street
Ansonia, Connecticut
Property more fully described in the Ansonia Land
Records in Volume 416, Page 912
Property more fully described in Schedule A attached.

AMOUNT DUE: including any interest and charges as of August 31, 2014;
\$49,946.89 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice will be
added to the amount indicated as due and owing.

DATE & TIME OF SALE: Thursday, December 4, 2014 at 7:00 p.m.

PLACE OF SALE: Ansonia Town Hall
Erlinghauser Room (Second Floor)
253 Main Street
Ansonia, CT 06401

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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 Town/City of Ansonia and its officials make no

representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold "as is". Potential bidders assume full and complete responsibility 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority which the sale noticed hereby is being conducted.

**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT:**

**Arthur J. Davies
Connecticut State Marshal
Post Office Box 468
Ansonia, CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

SCHEDULE A

PROPERTY DESCRIPTION

6 Lester Street, Ansonia, Connecticut

All that certain piece or parcel of land located in the City of Ansonia, County of New Haven, and State of Connecticut, described and bounded as follows:

Northerly: on land now or formerly of Charles C. Jackson, 76 feet, more or less;

Easterly: on land now or formerly of the heirs of Ann Kennaugh, 57 feet, more or less;

Southerly: on land now or formerly of Myron E. Gillette, 55 feet, more or less;

Westerly: on highway known as Lester Street 68 feet, more or less.

Cancelled