

# Town of Wethersfield

505 SILAS DEANE HIGHWAY  
WETHERSFIELD, CONNECTICUT 06109



## Legal Notice – Town of Wethersfield, Connecticut **THIRD NOTICE OF SALE OF REAL ESTATE FOR TAXES**

Pursuant to Conn. Gen. Stat. 12-157, I, as the Tax Collector of the Town of Wethersfield, CT, having made lawful demand for payment of taxes due to me, and payment having been neglected or refused, **I WILL SELL AT PUBLIC AUCTION** the following described real properties, each property being located within the Town of Wethersfield, separately, to satisfy taxes, interest, and charges thereon:

Assessed on the Grand List of 2018, 481 Ridge Road in the name of Estate of June Bartenstein, to satisfy taxes plus all charges accrued thereon: \$38,089.61 located at 481 Ridge Road, Assessor's Map ID 076/051, described in Wethersfield Land Records at Volume 263, Page 001.

Assessed on the Grand List of 2018, 4 Dorlen Circle in the name of Marie C. Bonetti, Trustee, to satisfy taxes plus all charges accrued thereon: \$13,952.19 located at 4 Dorlen Circle, Assessor's Map ID 183/006, described in Wethersfield Land Records at Volume 0788, Page 149.

Assessed on the Grand List of 2018, 39 Crest Street in the name of Wade A. Hampel, to satisfy taxes plus all charges accrued thereon: \$30,238.07 located at 39 Crest Street, Assessor's Map ID 125/001, described in Wethersfield Land Records at Volume 976, Page 301.

Assessed on the Grand List of 2018, 132 Westwood Drive in the name of Estate of Maria H. Jardineiro, Sandra Jardineiro, Administrator, to satisfy taxes plus all charges accrued thereon: \$40,454.97 located at 132 Westwood Drive, Assessor's Map ID 108/015, described in Wethersfield Land Records at Volume 1220, Page 245.

Assessed on the Grand List of 2018, Wells Road in the name of Ross E. Williams Family Limited Partnership, et al., to satisfy taxes plus all charges accrued thereon: \$97,057.41, located at Wells Road, Assessor's Map ID 035/002, described in Wethersfield Land Records at Volume 636, Page 101.

SAID SALE will take place at the WILLIAM J. PITKIN COMMUNITY CENTER, 30 Greenfield Street, Wethersfield, CT 06109, in the Room F3, on Wednesday, October 28, 2020, commencing at 10:00 a.m. Pre-registration for such sale shall begin on said date at 9:00 a.m.

None of the properties being sold are guaranteed buildable under current zoning regulations; nor buildings guaranteed habitable. All properties are subject to restrictions, covenants, and appurtenances of record that may appear. The Town of Wethersfield and its officials make no representation, warranties or guarantees concerning the suitability or character of any property offered for Tax Sale. Properties subject to possible additional taxes, interest, fees and other charges authorized by law accruing or becoming payable subsequent to the date of the notice of sale, including jeopardy collection of taxes and charges due on the grand list of 2019, as per Conn. Gen. Stat. 12-163. Such will be added to the amounts indicated above as due and owing.

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.

This is a public auction and property will be sold to the highest bidder on each individual property. The minimum bid for each property shall consist of the total of all taxes, interest, lien fees, and accrued charges due as of the date of the sale, except if the total of such amounts due is less than \$5,000 the deposit amount shall be the amount of the minimum bid applicable to that property. All interested bidders must pre-register and provide a \$5,000 deposit BANK CERTIFIED CHECK payable to the Town of Wethersfield on the day of the sale, unless the minimum bid for a particular property is less than \$5,000 in which case the deposit shall be in the amount of the minimum bid. The minimum bids will be available in the Tax Collector's Office on or before Tuesday, October 27, 2020. For successful bidders, the balance of the purchase price is due by 4:00 P.M. EDT on Wednesday, November 4, 2020, or they shall forfeit the deposit and the right to purchase the property.

Bidders must provide a separate deposit for each property on which they intend to bid.

A Tax Collector's Deed in favor of the successful bidder shall be lodged in the office of the Wethersfield Town Clerk and shall remain unrecorded for six (6) months from the date of the sale. If the property is not redeemed during the six (6) month redemption period, then on Thursday, April 29, 2021, the Tax Collector's Deed shall be recorded and title to the property shall then pass to the successful bidder. Note that title passes subject to the redemption rights of the IRS if there are any federal tax liens on the property. Additional information concerning this process may be found in section 12-157 of the Connecticut General Statutes.

Amounts listed above reflect interest and charges as of September 30, 2020 only. Additional taxes, interest, fees, and other charges authorized by law accruing after the last of the month immediately preceding this notice excluding attorneys' fees and title search costs, have been added to the amount indicated as due and owing will become due subsequent to the filing of this notice.

THIS NOTICE HEREBY CONSTITUTES A LEGAL LEVY OF MY TAX COLLECTOR'S WARRANT(S) ON THE ABOVE DESCRIBED REAL ESTATE.

Dated at Wethersfield, CT this 5th day of October, 2020. Original notice published and filed on the 5<sup>th</sup> day of February, 2020.

Marlene Desjardins, Tax Collector

7172-228/N10822