

Legal Notice – Town of Vernon, Connecticut
NOTICE OF SALE OF REAL ESTATE FOR TAXES

Conn. Gen. Stat. 12-157 (1949 rev., s. 1838; PA 82-141, s. 3,4;
PA 84-146, s. 9; PA 95-228; PA 97-139)

Tax Collector of the Town of Vernon, Connecticut: Having made lawful demand for payment of taxes due me as the Tax Collector of the Town of Vernon, and payment having been neglected and refused, **I WILL SELL AT PUBLIC AUCTION** the following described properties, separately, to satisfy taxes, interest and all charges accrued thereon.

These amounts due are as of March 31, 2007, ONLY. Additional taxes, interest, fees and other charges authorized by law accruing after March 31, 2007, will be added prior to the sale.

1. Property assessed from Oct. 1, 1999 through Oct. 1, 2005, presently in the name of **Gineo, Alfred M.**, to satisfy taxes, interest and other charges of **\$29,279.25**. Property described as **5 Sunningdale Lane**, 53-140U-00006, and more fully described in the Vernon Land Records, Vol. 167, Page 482 and in Vol. 144 Page 367.
2. Property assessed from Oct. 1, 2000 through Oct. 1, 2005, presently in the name of **Goldberg, Aaron B.**, to satisfy taxes, interest and other charges of **\$4,937.98**. Property described as **Terrace Drive.**, 07-0037-00007, and more fully described in the Vernon Land Records, Vol. 1531 Page 264.
3. Property assessed from Oct. 1, 2002 through Oct. 1, 2005, presently in the name of **Goric, David R. & Deborah A.**, to satisfy taxes, interest and other charges of **\$22,258.00**. Property described as **18 Eudy Court**, 20-018G-00058, and more fully described in the Vernon Land Records, Vol. 492 Page 172.

SAID SALE will take place in the Town Hall Lobby, located at the Vernon Town Hall, 14 Park Place, Vernon, Connecticut, on Thursday, June 21, 2007, beginning at 5:00 p.m. EDT or after registration of all bidders has been completed.

None of the properties being sold is guaranteed buildable under current zoning regulations. All properties are subject to restrictions, covenants, and appurtenances of record that may appear. The Town of Vernon 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, including jeopardy collection of taxes and charges due on the grand list of Oct. 1, 2006, 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.

TERMS OF SALE: This is a public auction 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 and other fees, and costs due as of the date of the sale.

All interested bidders must pre-register and have with them a \$2,000 deposit by BANK or CERTIFIED CHECK OR MONEY ORDER, payable to the Collector of Revenue, Town of Vernon, the day of the sale. Minimum bids will be announced by the Tax Collector's Office after June 18, 2007. Bidder registration will begin at 4:00 p.m. EDT on June 21, 2007. For successful bidders, the balance of the purchase price is due by 1:00 p.m., on Friday, June 29, 2007, or they shall forfeit the deposit and the right to purchase the property. Bidders must have a separate \$2,000 deposit for each property on which they intend to bid, payable in BANK OR CERTIFIED CHECK OR MONEY ORDER, and payable to the Collector of Revenue, Town of Vernon.

A Tax Collector's Deed shall be lodged in the office of the Vernon Town Clerk and shall remain unrecorded for six months from the date of the sale. If the property is not redeemed during the six month redemption period, then on December 21, 2007, title to the property shall 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.

This notice hereby constitutes a legal levy of my tax collector's warrant(s) on the above described real estate.

Dated at Vernon, Connecticut, on this 2nd day of April, 2007.

Carol S. Nelson, CCMC
Collector of Revenue
Town of Vernon