

SALE OF REAL ESTATE FOR TAXES
April 27, 2019

Notice to

Prospective Bidders:

TRESPASSING

on

**PRIVATE
PROPERTY**

is

PROHIBITED!

Disclaimers and Warnings

The Town of Windsor makes absolutely NO representations concerning the character or suitability of any property offered for sale.

Properties are sold subject to restrictions, covenants and appurtenances as of record, and to taxes and fees of the Town of Windsor not yet due and payable.

IT IS THE RESPONSIBILITY OF THE BIDDER TO DETERMINE THE CHARACTERISTICS AND SUITABILITY OF ANY PROPERTY OFFERED FOR SALE.

THIS TAX SALE IS A FINAL SALE. Once you have been declared the successful bidder, you may not withdraw your bid without forfeiting your deposit.

NONE OF THE PROPERTIES BEING SOLD IS GUARANTEED BUILDABLE UNDER CURRENT ZONING REGULATIONS.

ALL PROPERTIES ARE SUBJECT TO RESTRICTIONS, COVENANTS, AND APPURTENANCES OF RECORD WHICH MAY APPEAR.

THE TOWN OF WINDSOR 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. 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, lien and other fees, and costs due as of the date of the sale. **REMEMBER:** For successful bidders, the

balance of the purchase price is due by 4:00 p.m. EDT on Friday, May 3, 2019 or they will forfeit their deposit and the right to purchase the property.

Payment of the balance must be in the form of cash, or certified bank check, or money order payable to the Town of Windsor. If payment is not received by 4:00 p.m. EDT on Friday, May 3, 2019, the purchaser (bidder) forfeits his or her deposit and the right to purchase the property. This means that if for any reason you do not consummate the sale by paying the balance due, YOU LOSE YOUR \$5,000 DEPOSIT. THERE WILL BE NO EXCEPTIONS MADE REGARDLESS OF THE REASON.

DO NOT BID ON PROPERTY UNLESS YOU ARE SURE YOU KNOW WHAT YOU ARE DOING. DO NOT BID ON PROPERTY UNLESS YOU KNOW WHAT YOU ARE BIDDING ON.

UNDER ABSOLUTELY NO CIRCUMSTANCES WILL YOU GET YOUR DEPOSIT BACK IF YOU LATER DECIDE YOU DON'T WANT TO PARTICIPATE OR YOU DON'T WANT TO PURCHASE THE PROPERTY.

Bidders and potential bidders are strongly advised to obtain their own legal counsel or financial advice before making the final decision to bid on tax sale properties.

A COPY OF THE STATE STATUTES from CGS 12-155 through 12-159 INCLUSIVE ARE AVAILABLE AT THE TAX OFFICE UPON REQUEST, along with a current list of properties in the sale, indicating amounts due as of February 1, 2019. The minimum bid at auction will include interest and fees to 4/27/19, the 2018 Grand List estimated tax bill due July 1, 2019, and all costs incurred as a result of the tax sale.

Prepared by Cathleen U. Elliot, CCMC, Tax Collector, Town of Windsor