

Legal Notice – Town of Windsor, Connecticut  
**NOTICE OF SALE OF REAL ESTATE FOR TAXES**  
**SATURDAY, APRIL 27, 2019**

Conn. Gen. Stat. 12-157 (1949 Rev., s. 1838; P.A. 82-141, S. 3,4; P.A. 84-146, S. 9; P.A. 95-228; P.A. 97-139; P.A. 13-276)

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

These amounts due are as of February 11, 2019 ONLY. Additional interest and collection costs will be added prior to the sale. Taxes due on the Grand List of October 1, 2018 will also be added prior to the sale in accordance with CGS 12-163. Minimum bids on remaining properties will be posted after April 15, 2019.

There are 16 properties as of February 11, 2019.

1. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Latoya & Johnny Barnes, to satisfy taxes plus all charges accrued thereon: \$22,593.04; located at 1202 Matianuck Ave, parcel ID #03193.00 described in Windsor Land records Vol. 1743, pg. 335.
2. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Kevin M. Bates and Leonard F & Ruth E. Bates LU, to satisfy taxes plus all charges accrued thereon: \$19,865.81; located at 186 Rainbow Rd, parcel ID #08349.00 described in Windsor Land records Vol. 1753, pg. 410.
3. Assessed on the Grand Lists of October 1, 2011 through October 1, 2017 in the name of Davide Bradley, to satisfy taxes plus all charges accrued thereon: \$34,417.21; located at 3800 Cambridge Dr, parcel ID #08760.00 described in Windsor Land records Vol. 1713, pg. 244.
4. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Samuel Clay & Direa C. Rozie, to satisfy taxes plus all charges accrued thereon: \$19,283.44; located at 175 Ford Rd, parcel ID #02233.00 described in Windsor Land records Vol. 1355, pg. 668.
5. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Johnnie B. & Anna P. Daniel, to satisfy taxes plus all charges accrued thereon: \$14,930.53; located at 16 Mills Rd, parcel ID #02265.00 described in Windsor Land records Vol. 376, pg. 187.
6. Assessed on the Grand Lists of October 1, 2015 through October 1, 2017 in the name of William J. Gigliuto Jr., to satisfy taxes plus all charges accrued thereon: \$13,542.21; located at 10 Warren Ln, parcel ID #06183.00 described in Windsor Land records Vol. 1795, pg. 541.

7. Assessed on the Grand Lists of October 1, 2015 through October 1, 2017 in the name of Maureen M. Gilling, to satisfy taxes plus all charges accrued thereon: \$10,184.30; located at 35 Scarborough Rd, parcel ID #01658.00 described in Windsor Land records Vol. 1412, pg. 784.
8. Assessed on the Grand Lists of October 1, 2013 through October 1, 2017 in the name of Theresa L. Grimaldi, to satisfy taxes plus all charges accrued thereon: \$34,012.19; located at 536 Prospect Hill Rd, parcel ID #08461.00 described in Windsor Land records Vol. 1754, pg. 464.
9. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Susan Anne Hayden, to satisfy taxes plus all charges accrued thereon: \$18,934.63; located at 305 Rainbow Rd, parcel ID #08359.00 described in Windsor Land records Vol. 1558, pg. 77.
10. Assessed on the Grand Lists of October 1, 2015 through October 1, 2017 in the name of Angela Y. Lafferty, to satisfy taxes plus all charges accrued thereon: \$16,078.59; located at 468 Kennedy Rd, parcel ID #07303.00 described in Windsor Land records Vol. 1718, pg. 500.
11. Assessed on the Grand Lists of October 1, 2015 through October 1, 2017 in the name of Robert A. Otis, to satisfy taxes plus all charges accrued thereon: \$11,860.94; located at 17 Highland Ave, parcel ID #01067.00 described in Windsor Land records Vol. 1789, pg. 631.
12. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of RMVA-NY Properties LLC, to satisfy taxes plus all charges accrued thereon: \$20,310.30; located at 45 Chestnut Dr, parcel ID #08049.00 described in Windsor Land records Vol. 1684, pg. 267.
13. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Alexander & Fredericka Shakespaere, to satisfy taxes plus all charges accrued thereon: \$16,511.33; located at 96 Macktown Rd, parcel ID #07034.00 described in Windsor Land records Vol. 1649, pg. 141.
14. Assessed on the Grand Lists of October 1, 2014 through October 1, 2017 in the name of Judy F. F. Shen, to satisfy taxes plus all charges accrued thereon: \$20,496.19; located at 46 Washington Rd, parcel ID #02444.00 described in Windsor Land records Vol. 1465, pg. 467.
15. Assessed on the Grand Lists of October 1, 2012 through October 1, 2017 in the name of Clara Sutton, c/o Melissa S. Stewart, Conservator, to satisfy taxes plus all charges accrued thereon: \$27,154.37; located at 404 Otee Cir, parcel ID #06731.00 described in Windsor Land records Vol. 1734, pg. 78.
16. Assessed on the Grand Lists of October 1, 2015 through October 1, 2017 in the name of Michael J. Troiano III, to satisfy taxes plus all charges accrued thereon: \$12,126.32; located at 1096 Matianuck Ave, parcel ID #03179.00 described in Windsor Land records Vol. 885, pg. 1.

**SAID SALE** will take place in the **COUNCIL CHAMBERS, WINDSOR TOWN HALL, 275 Broad St, Windsor, CT 06095**, on Saturday, April 27, 2019 at 10:00 A.M. or after registration of all bidders has been completed.

**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 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, including jeopardy collection of taxes and charges due on the grand list of October 1, 2018, 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 consists of all taxes, interest, lien fees, and costs due as of the date of the sale. The minimum bid for each property may be found in the Tax Office.

All interested bidders must pre-register and have with them a \$5,000 deposit in CASH or BANK CERTIFIED CHECK **payable to the Town of Windsor** on the day of the sale. Minimum bids will be announced by the Tax Collector's Office after April 15, 2019.

Bidder registration will begin at 8:00 a.m. EDT on April 27, 2019 in the Roger Ludlow Room of the Windsor Town Hall. **For successful bidders, the balance of the purchase price is due by 4:00 p.m. EDT on Friday, May 3, 2019, or they shall forfeit the deposit and the right to purchase the property.** Bidders must have a separate \$5,000 deposit for each property on which they intend to bid. For those properties with total amounts due less than \$5,000, the deposit amount will be the amount of the minimum bid.

A Tax Collector's Deed shall be lodged in the office of the Windsor 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 October 29, 2019, 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.**

This notice was published first on February 14, 2019, and again on March 11, 2019 and April 4, 2019.

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