

Legal Notice – Town of Windsor, Connecticut  
**NOTICE OF SALE OF REAL ESTATE FOR TAXES**  
**SATURDAY, APRIL 15, 2023**

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 January 31, 2023 ONLY. Additional interest and collection costs will be added prior to the sale. Taxes due on the Grand List of October 1, 2022 will also be added prior to the sale in accordance with CGS 12-163. Minimum bids on remaining properties will be posted after April 3, 2023.

There are 12 properties as of January 31, 2023.

1. Assessed on the Grand Lists of October 1, 2018 through October 1, 2021 in the name of Jo-Anne D. Anderson and Felix L. Miller, to satisfy taxes plus all charges accrued thereon: \$14,948.05; located at 30 Legion Dr, parcel ID #02185.00 described in Windsor Land records Vol. 388, pg. 253.
2. **PAID IN FULL**
3. **PAID IN FULL**
4. **PAID IN FULL**
5. Assessed on the Grand Lists of October 1, 2018 through October 1, 2021 in the name of Angela Y. Lafferty, to satisfy taxes plus all charges accrued thereon: \$24,459.03; located at 468 Kennedy Rd, parcel ID #07303.00 described in Windsor Land records Vol. 1718, pg. 500.
6. Assessed on the Grand Lists of October 1, 2018 through October 1, 2021 in the name of Larsens Hardware Inc, to satisfy taxes plus all charges accrued thereon: \$33,523.68; located at 144 Poquonock Ave, parcel ID #04448.00 described in Windsor Land records Vol. 210, pg. 696.
7. Assessed on the Grand Lists of October 1, 2019 through October 1, 2021 in the name of Estate of Peter J. O'Meara and Celina O'Meara, to satisfy taxes plus all charges accrued thereon: \$28,276.74; located at 1022 Palisado Ave, parcel ID #07036.00 described in Windsor Land records Vol. 1904, pg. 42.
8. Assessed on the Grand Lists of October 1, 2020 through October 1, 2021 in the name of 1 Waterside Holdings CT LLC, to satisfy taxes plus all charges accrued thereon: \$79,746.83; located at 1 Waterside Crossing, parcel ID #06930.00 described in Windsor Land records Vol. 1938, pg. 823.

9. Assessed on the Grand Lists of October 1, 2018 through October 1, 2021 in the name of Hugo M. Pickering, Clent A. Pickering, and Lenord C. Pickering, to satisfy taxes plus all charges accrued thereon: \$23,878.56; located at 32 Warham St, parcel ID #03540.00 described in Windsor Land records Vol. 1887, pg. 553.
10. Assessed on the Grand Lists of October 1, 2018 through October 1, 2021 in the name of Austin C. Samuels, to satisfy taxes plus all charges accrued thereon: \$18,574.11; located at 129 East Wolcott Ave, parcel ID #00324.00 described in Windsor Land records Vol. 1871, pg. 263.
11. Assessed on the Grand Lists of October 1, 2019 through October 1, 2021 in the name of Martyne T. Sayres, to satisfy taxes plus all charges accrued thereon: \$17,486.32; located at 29 Jonathan Cir, parcel ID #01477.00 described in Windsor Land records Vol. 480, pg. 123.
12. Assessed on the Grand Lists of October 1, 2020 through October 1, 2021 in the name of Two Thousand One Hundred Fifty Two Poquonock Ave Assoc. LLC, to satisfy taxes plus all charges accrued thereon: \$29,513.76; located at 2152 Poquonock Ave, parcel ID #03660.00 described in Windsor Land records Vol. 1483, pg. 395.

**SAID SALE** will take place in the **COUNCIL CHAMBERS, WINDSOR TOWN HALL, 275 Broad St, Windsor, CT 06095**, on Saturday, April 15, 2023 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, 2022, 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 3, 2023.

Bidder registration will begin at 8:00 a.m. EDT on April 15, 2023 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, April 21, 2023, 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 17, 2023, 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 9, 2023, also on March 2, 2023, and finally on March 23, 2023.

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