

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Cook Industrial Associates, LLC

LEGAL DESCRIPTION: 26 Beaver Street
Ansonia, Connecticut
Property more fully described in the Ansonia Land Records in
Volume 468, Page 782
Property more fully described in Schedule A attached

AMOUNT DUE: including any interest and charges as of August 31, 2014:
\$134,721.20 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice
will be added to the amount indicated as due and owing.
United States of America; Webster Bank; Eddy Block, dba
Beaver Street Associates; Valley Council of Governments;
Precision Scale Valley Cab; Dawid Manufacturing, Inc.;
American Precision Mfg. LLC; Stars and Stripes Thrift Shoppe;
We do not claim interests which will be extinguished by the sale.

DATE - TIME OF SALE: Thursday, November 13, 2014 at 7:00 p.m.

PLACE OF SALE: Tax Collector's Office
Ansonia Town Hall
253 Main Street, Ansonia, Connecticut

TERMS OF SALE: This is a public auction pursuant to C.G.S. §12-157 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 sale. The tax collector reserves the right to organize the tax sale in the most efficient manner, and to potentially offer properties with lower minimum bids due (for example, marina units (boat slips), garage units, and vacant land) after other properties have been sold. The tax collector reserves the right to adjourn the sale until the following day, if the sale runs late into the evening.

All interested bidders must pre-register and have with them a \$10,000 deposit IN CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER PAYABLE TO STATE MARSHAL ARTHUR J. DAVIES, TRUSTEE, the day of the sale.

The balance of the sale price will be due and paid within ten (10) days of the conclusion of the sale, to State Marshal Arthur J. Davies, Trustee, by bank check or the deposit is forfeited.

All costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of streets, the completion of the installation of public sanitary and storm sewer lines and the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that, if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority under which the sale noticed hereby is being conducted.

**SALE WILL BE CONDUCTED BY
THE TAX COLLECTOR'S AGENT:**

**Arthur J. Davies
Connecticut State Marshal
PO Box 468
Ansonia CT 06401
Phone: (203) 735-6367**

**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

Schedule A
26 Beaver Street

FIRST PARCEL: 26 Beaver Street

All that certain piece or parcel of land, together with the buildings and other improvements thereon, situated in the Town of Ansonia, County of New Haven and State of Connecticut, being shown and designated as Parcel 1 on a certain map entitled "Map Prepared for First Bank - Trustee Ansonia, Conn. Scale 1 in. = 20 ft. April 24, 1981" prepared by Clarke and Pearson Associates, Inc., Registered Civil Engineers and Surveyors, Ansonia, Connecticut, which map is on file in the Ansonia Town Clerk's Office in Map Volume 1 at Page 29, bounded and described as follows:

Northerly: By Parcel 2 as shown on said map, 50.65 feet;
Northeasterly: By Parcel 2 as shown on said map, 39.43 feet;
Northwesterly: By Beaver Street, 280.68 feet;
Southwesterly: By land now or formerly of Sylvia B. Kreiger, 105.00 feet;
Northwesterly: Again, by land now or formerly of Sylvia B. Kreiger, 60.00 feet, more or less;
Northeasterly: By land now or formerly of Sylvia B. Kreiger, 105.00 feet;
Northwesterly: Again, by Beaver Street, 10.00 feet;
Southwesterly: Again, in part by land now or formerly of Joseph Abate, Jr., in part by land now or formerly of Hamilton Fletcher, and in part by land now or formerly of Nancy N. Gagliola, in all, 227.78 feet; and
Easterly: By Jewett Street, 427.66 feet.

SECOND PARCEL: 109 Central Street

All that certain piece or parcel of land situated in the City of Ansonia, County of New Haven and State of Connecticut, bounded and described as follows:

Southerly: by Central Street;
Westerly: by land formerly of Michael Yudkin, later of Assunta Pastorella, et al, 27 feet, more or less;
Southerly: again, by land formerly of Michael Yudkin, later of Assunta Pastorella, et al, 30 feet, more or less;
Northwesterly: by land formerly of Michael Yudkin, later of Assunta Pastorella, et al, along the center line of Beaver Brook, so-called, 175 feet, more or less;
Northerly: by land now or formerly of the H.C. Cook Company; and
Easterly: by land now or formerly of John H. Jackson.

NOTICE OF TAX AUCTION

NAME OF TAXPAYER: Chase Home Finance, LLC

LEGAL DESCRIPTION: 11 Hillside
Ansonia, Connecticut
Property more fully described in the Ansonia Land Records in
Volume 416, Page 657
Property more fully described in Schedule A attached

AMOUNT DUE: including any interest and charges as of August 31, 2014:
\$20,211.96 plus attorney's fees and costs, additional taxes,
interest, fees and other charges authorized by law accruing
after the last of the month immediately preceding the notice
will be added to the amount indicated as due and owing.

DATE & TIME OF SALE: Thursday, November 13, 2014 at 7:00 p.m.

PLACE OF SALE: Tax Collector's Office
Ansonia Town Hall
255 Main Street, Ansonia, Connecticut

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All costs, blight, water & sewer charges, and fees associated with this sale shall be assumed by the purchaser.

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/City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale. 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.

Neither the Town/City nor any of its employees or agents make any representation as to the nature or the status of the property being sold including but not limited to: 1) the physical description of the property; 2) title to the property; 3) its suitability for any particular use; 4) liens or encumbrances against the property that are not subject to extinguishment by virtue of the sale noticed hereby; or 5) any legal requirements or obligations which must be satisfied prior to the development or improvement of the property including, but not limited to any approvals required pursuant to applicable zoning or land use laws or regulations and the completion of any and all required infrastructure improvements such as the completion of streets, the completion of the installation of public sanitary and storm sewer lines and the completion of the installation of public water lines and all other improvements required to service the development of which the subject property is a part. All bidders are cautioned that they are responsible for performing any and all due diligence with respect to the property and that if they are the successful bidder, they will take title to the property subject to all obligations and exceptions, including, but not limited to those mentioned above, which are not automatically extinguished pursuant to the statutory authority under which the sale noticed hereby is being conducted.

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**Arthur J. Davies
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**ALL INQUIRIES ABOUT THE AUCTION
SHOULD BE DIRECTED TO THE STATE MARSHAL**

Schedule A

11 Hillside Avenue

All those certain pieces or parcels of land with all the improvements thereon located in the City of Ansonia County of New haven and State of Connecticut, bounded and described as follows:

First Piece:

Commencing at a point on the Westerly side of a highway called Hillside Avenue a distance of one hundred fifty-eight and one tenth (158.1) feet Northerly from the northerly line of Hill Street, thence continuing Northerly along the Westerly side of said Hillside Avenue, a distance of seventy (70) feet to a stone wall, running Easterly and Westerly; thence Westerly following said stone wall, a distance of seventy-eight and five tenths (78.5) feet, more or less, to land now or formerly of Margaret Callahan; thence Southerly in part along the Easterly boundary line of land of said Margaret Callahan and in part along land now or formerly of Frank Osiecki a distance of seventy-two and three tenths (72.3) feet; thence Easterly along land of Stefania Sokolowski and Zygmunt Sokolowski a distance of seventy-eight (78) feet, more or less, to Hillside Avenue and point of commencement.

Bounded:

NORTHERLY: by land of Stefania and Zygmunt Sokolowski;
EASTERLY: by Hillside Avenue;
SOUTHERLY: by land of Stefania and Zygmunt Sokolowski; and
WESTERLY: in part by land now or formerly of Margaret Callahan and in part by Osiecki.

Second Piece:

Commencing at a point on the Westerly line of Hillside Avenue at the Northwesterly corner of land now or formerly of Alexander Kilijanowicz and Estelle Sokolowski; thence running Northeasterly along Hillside Avenue forty-eight and seven tenths (48.7) feet, more or less to Lot 13 as shown on a map hereinafter referred to; thence Westerly at right angles to Hillside Avenue, seventy-eight (78) feet to land now or formerly of Margaret Callahan; thence Southwesterly along land now or formerly of said Margaret Callahan, forty-eight (48) feet, more or less, to land of Alexander Kilijanowicz and Estelle Sokolowski; thence running Southeasterly along land now or formerly of Alexander Kilijanowicz and Estelle Sokolowski seventy-eight (78) feet, more or less, to Hillside Avenue and Point of commencement.

Said parcel of land being shown on a map entitled, "Map of Building Lots Owned by Hjalmar G. Berggren, Ansonia, Conn., Oct. 15, 1952 Scale 1 in. = 50 ft." made by the Office of V. B. Clarke, Civil Engineer.

Being the same premises conveyed to David Kilijanowicz by Alexander Kilijanowicz by Quit Claim Deed dated September 24, 1986 and recorded September 26, 1989 in Volume 211, Page 661 of the Ansonia Land Records.

Adjudicated
to 4/21/15
Tax Sale