

**Legal Notice – Town of Enfield, 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)

Revenue Collector of the Town of Enfield, Connecticut , having made lawful demand for the payment of taxes due me as the Revenue Collector of the Town of Enfield, 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.

SAID SALE will take place in the Enfield Town Hall, located at 820 Enfield Street, Enfield, Connecticut, on Thursday, May 22, 2014 beginning at 4:00 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, CONVENANTS, AND APPURTENANCES OF RECORD THAT MAY APPEAR. THE TOWN OF ENFIELD 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 COLLECTION OF TAXES AND CHARGES DUE ON THE GRAND LIST OF OCT. 1, 2013, 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, lien and other fees, and costs due as of the date of the sale.

All interested bidders must pre-register and have with them a \$5,000 deposit in CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER payable to the Town of Enfield the day of the sale. Minimum bids will be announced by the Assessor/Revenue Collector’s Office on or after May 1, 2014, in the Enfield Town Hall. For successful bidders, the balance of the purchase price is due by 5 p.m. EDT on May 29, 2014, 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, payable in CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER, payable to the Town of Enfield.

A Tax Collector’s Deed shall be logged in the office of the Enfield 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 November 24, 2014, 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.**

**Amounts listed reflect interest and charges as of March 31, 2014 only. Additional amounts will be due subsequent to the filing of this notice.**

**An informational packet about the May 2014 tax sale is available for purchase at the Assessor/Revenue Collector at Town Hall for \$20. This packet explains the tax sale process and the bidding process in detail, and provides answers to the questions potential bidders and spectators most frequently ask about tax sales. It also contains a complete list of the properties offered for sale; as well as copies of the relevant state statutes.**

THIS NOTICE HEREBY CONSTITUTES A LEGAL LEVY OF MY TAX COLLECTOR'S WARRANT(S) ON THE HEREIN DESCRIBED REAL ESTATE.

#1 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of 47 Pearl Street LLC, to satisfy taxes, interest and lien fees in the amount of \$28,280.83 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 59 High Street, Parcel #0137-0001.0025, and more fully described in the Enfield Land Records, Volume 1787, Page 3.

#2 Property assessed from October 1, 2005 through October 1, 2012 presently in the name of 47 Pearl Street LLC, to satisfy taxes, interest and lien fees in the amount of \$16,202.46 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 47 Pearl Street, Parcel #0116-0001.0030, and more fully described in the Enfield Land Records, Volume 1653, Page 35.

#3 Property assessed from October 1, 2010 through October 1, 2012 presently in the name of Brian C. and Janice K. Baeder, to satisfy taxes, interest and lien fees in the amount of \$15,840.07 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 75 Kimberly Drive, Parcel #0840-0001.0035, and more fully described in the Enfield Land Records, Volume 547, Page 242.

#4 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Robert Belrose, Steve Buker Sr. and Darcy Chaput, to satisfy taxes, interest and lien fees in the amount of \$19,429.25 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 35 Shaker Road, Parcel #0024-0001.0040, and more fully described in the Enfield Land Records, Volume 2528, Page 614.

#5 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Lisa A. Bourk, to satisfy taxes, interest and lien fees in the amount of \$19,150.92 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 2 Booth Street, Parcel #0485-0002.0130, and more fully described in the Enfield Land Records, Volume 2473, Page 317.

#6 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Peter N. Cherpak, to satisfy taxes, interest and lien fees in the amount of \$21,447.64 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 5 Elizabeth Street, Parcel #1021-0001.0015, and more fully described in the Enfield Land Records, Volume 492, Page 963.

#7 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Richard J. and Eileen L. Chrzan, to satisfy taxes, interest and lien fees in the amount of \$18,697.65 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 58 Booth Road, Parcel #0411-0002.0115, and more fully described in the Enfield Land Records, Volume 321, Page 347.

#8 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Richard W. Jr and Sharon J. Cousineau, to satisfy taxes, interest and lien fees in the amount of \$10,110.24 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 16 Pine Grove Avenue, Parcel #0473-0002.0035, and more fully described in the Enfield Land Records, Volume 2222, Page 276.

#9 Property assessed from October 1, 2007 through October 1, 2012 presently in the name of Louis J. Criscitelli, to satisfy taxes, interest and lien fees in the amount of \$20,205.47 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 3 Old Depot Hill Road, Parcel #0327-0001.0005, and more fully described in the Enfield Land Records, Volume 1740, Page 159.

#10 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Douglas E. Drake, to satisfy taxes, interest and lien fees in the amount of \$13,070.09 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 46 Cottage Green, Parcel #0125-0001.0040, and more fully described in the Enfield Land Records, Volume 1229, Page 31.

#11 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Nellie Dziura (LU) and Richard and Raymond Chrzan, to satisfy taxes, interest and lien fees in the amount of \$17,610.15 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 60 Booth Road, Parcel #0411-0002.0120, and more fully described in the Enfield Land Records, Volume 884, Page 312.

#12 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Marsha L. Egerton, to satisfy taxes, interest and lien fees in the amount of \$22,387.97 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 27 Indian Run, Parcel #0941-0001.0075, and more fully described in the Enfield Land Records, Volume 2480, Page 306.

#13 Property assessed from October 1, 2011 presently in the name of Grace and Glory Apostolic Church, to satisfy taxes, interest and lien fees in the amount of \$4,369.45 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 1600 King Street, Parcel #0011-0002.0040, and more fully described in the Enfield Land Records, Volume 2549, Page 125.

#14 Property assessed from October 1, 2011 presently in the name of Grace and Glory Apostolic Church, to satisfy taxes, interest and lien fees in the amount of \$3,633.20 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as King Street, Parcel #0011-0002.0090 and more fully described in the Enfield Land Records, Volume 2549, Page 131.

#15 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Thomas M. and Elaine H. Hancock, to satisfy taxes, interest and lien fees in the amount of \$19,101.00 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 125

Green Manor Road, Parcel #073-0001.0070 and more fully described in the Enfield Land Records, Volume 441, Page 875.

#16 Property assessed from October 1, 2004 through October 1, 2012 presently in the name of John Charles Hawkins, to satisfy taxes, interest and lien fees in the amount of \$22,211.58 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 54 South River Street, Parcel #0127-0002.0075 and more fully described in the Enfield Land Records, Volume 457, Page 1043.

#17 Property assessed from October 1, 2010 through October 1, 2012 presently in the name of Theresa Izzo, to satisfy taxes, interest and lien fees in the amount of \$8,894.43 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 390 Elm Street, Parcel #0006-0002.0460 and more fully described in the Enfield Land Records, Volume 2280, Page 106.

#18 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Dix S. Jones, to satisfy taxes, interest and lien fees in the amount of \$24,037.77 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 8 Starr Lane, Parcel #0712-0002.0030 and more fully described in the Enfield Land Records, Volume 1368, Page 120.

#19 Property assessed from October 1, 2007 through October 1, 2012 presently in the name of Michael Kniep, to satisfy taxes, interest and lien fees in the amount of \$14,483.42 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as Elm Street, Parcel #0006-0002.0365 and more fully described in the Enfield Land Records, Volume 2416, Page 250.

#20 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Timothy Lamantini, to satisfy taxes, interest and lien fees in the amount of \$17,888.74 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 44 Walnut Street, Parcel #0135-0002.0040 and more fully described in the Enfield Land Records, Volume 2403, Page 205.

#21 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Paul A. and Edward J. Layte, to satisfy taxes, interest and lien fees in the amount of \$17,109.07 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 33 Standish Street, Parcel #1029-0001.0090 and more fully described in the Enfield Land Records, Volume 2410, Page 28.

#22 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Robert Lukas, to satisfy taxes, interest and lien fees in the amount of \$27,874.81 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 86 Park Avenue, Parcel #0217-0002.0085 and more fully described in the Enfield Land Records, Volume 1124, Page 155.

#23 Property assessed from October 1, 2011 through October 1, 2012 presently in the name of Serafina R. and Siegfried Madler, to satisfy taxes, interest and lien fees in the amount of \$5,369.46 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 403 Ashmead Commons, Parcel #0543-0001.0403 and more fully described in the Enfield Land Records, Volume 1238, Page 31.

#24 Property assessed from October 1, 2011 through October 1, 2012 presently in the name of Charles J. and Ellen C. Mastroberti, to satisfy taxes, interest and lien fees in the amount of \$5,912.47 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as Weymouth Road, Parcel #0029-0002.0091 and more fully described in the Enfield Land Records, Volume 2036, Page 224.

#25 Property assessed from October 1, 2003 through October 1, 2012 presently in the name of Helayna McGuire, to satisfy taxes, interest and lien fees in the amount of \$17,762.91 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as Park Avenue, Parcel #0217-0002.0080 and more fully described in the Enfield Land Records, Volume 1727, Page 305.

#26 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Richard G. Osik, to satisfy taxes, interest and lien fees in the amount of \$22,000.19 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 15 Weymouth Road, Parcel #0029-0001.0040 and more fully described in the Enfield Land Records, Volume 2362, Page 234.

#27 Property assessed from October 1, 1998 through October 1, 2012 presently in the name of Francis J. Jr. and Paul Pilch ET AL, to satisfy taxes, interest and lien fees in the amount of \$3,250.11 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as Elm Street, Parcel #0006-0002.0335 and more fully described in the Enfield Land Records, Volume 1218, Page 100.

#28 Property assessed from October 1, 1998 through October 1, 2012 presently in the name of Francis J. Jr. and Paul Pilch ET AL, to satisfy taxes, interest and lien fees in the amount of \$82,179.58 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as Shaker Road, Parcel #0024-0002.0029 and more fully described in the Enfield Land Records, Volume 1218, Page 99.

#29 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Sophie Z. Polinski, to satisfy taxes, interest and lien fees in the amount of \$20,510.97 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 4 Play Road, Parcel #0953-0002.0005 and more fully described in the Enfield Land Records, Volume 929, Page 314.

#30 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Merline Rabb, to satisfy taxes, interest and lien fees in the amount of \$13,692.04 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 52 Willard Drive, Parcel #0722-0002.0030 and more fully described in the Enfield Land Records, Volume 1220, Page 180.

#31 Property assessed from October 1, 2006 through October 1, 2012 presently in the name of C. Clark and Kathleen A. Reynolds, to satisfy taxes, interest and lien fees in the amount of \$22,137.38 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 154 Cottage Road, Parcel #0527-0002.0240 and more fully described in the Enfield Land Records, Volume 423, Page 1128.

#32 Property assessed from October 1, 2006 through October 1, 2012 presently in the name of Steven H. Richard Sr., to satisfy taxes, interest and lien fees in the amount of \$13,737.16 (as of March 31, 2014) plus collection costs and other charged accrued thereon. Property described as 14 Sidor Drive, Parcel #0915-0002.0035 and more fully described in the Enfield Land Records, Volume 1419, Page 207.

#33 Property assessed from October 1, 2007 through October 1, 2012 presently in the name of Robert Riley, to satisfy taxes, interest and lien fees in the amount of \$28,994.10 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 146 Spring Street, Parcel #0121-0002.0105 and more fully described in the Enfield Land Records, Volume 1773, Page 168.

#34 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Nancy Routhier, to satisfy taxes, interest and lien fees in the amount of \$11,781.66 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 7 Robbin Road, Parcel #0426-0001.0025 and more fully described in the Enfield Land Records, Volume 1510, Page 41.

#35 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Robert J. and Stasia R. Sas, to satisfy taxes, interest and lien fees in the amount of \$6,629.49 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 23 Dover Road, Parcel #0231-0001.0070 and more fully described in the Enfield Land Records, Volume 268, Page 542.

#36 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Christine A. Savio, to satisfy taxes, interest and lien fees in the amount of \$21,583.88 (as of March 31, 2014) plus collection costs and other accrued charges thereon. Property described as 12 Bernardino Avenue, Parcel #0264-0002.0060 and more fully described in the Enfield Land Records, Volume 2403, Page 154.

#37 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Ellen C. Smith, to satisfy taxes, interest and lien fees in the amount of \$14,520.78 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 47 Old King Street, Parcel #0317-0001.0080 and more fully described in the Enfield Land Records, Volume 1480, Page 343.

#38 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Mark F. and Bruce W. Soderlund, to satisfy taxes, interest and lien fees in the amount of \$19,847.55 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 15 Claremont Avenue, Parcel #0203-0001.0045 and more fully described in the Enfield Land Records, Volume 551, Page 360.

#39 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Mary Surriner, to satisfy taxes, interest and lien fees in the amount \$23,158.26 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 154 Brainard Road, Parcel #0003-0002-0310 and more fully described in the Enfield Land Records, Volume 395, Page 82.

#40 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Walter Szczur AKA Walter Steward, to satisfy taxes, interest and lien fees in the amount of \$25,164.47 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 156 Brainard Road, Parcel #0003-0002.0315 and more fully described in the Enfield Land Records, Volume 438, Page 878.

#41 Property assessed from October 1, 2007 through October 1, 2012 presently in the name of Richard R. and Lorraine M. Valente, to satisfy taxes, interest and lien fees in the amount of \$24,981.22 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 26

Montano Road, Parcel #0227-0002.0035 and more fully described in the Enfield Land Records, Volume 256, Page 561.

#43 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Ravic (Rivic) E. Wagner and Kirsten Cusano, to satisfy taxes, interest and lien fees in the amount of \$29,059.23 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 35 Guild Street, Parcel #1011-0001.0090 and more fully described in the Enfield Land Records, Volume 915, Page 39.

#44 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of Robert Carl and Denise Weaver, to satisfy taxes, interest and lien fees in the amount of \$15,927.01 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 5 Alden Avenue, Parcel #0163-0001.0005 and more fully described in the Enfield Land Records, Volume 2052, Page 159.

#45 Property assessed from October 1, 2008 through October 1, 2012 presently in the name of Mary Jane Woodard, to satisfy taxes, interest and lien fees in the amount of \$25,676.25 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 5 Sharren Lane, Parcel #0432-0001.0015 and more fully described in the Enfield Land Records, Volume 2507, Page 154.

#46 Property assessed from October 1, 2009 through October 1, 2012 presently in the name of 47 Pearl Street LLC, to satisfy taxes, interest and lien fees in the amount of \$3,384.80 (as of March 31, 2014) plus collection costs and other charges accrued thereon. Property described as 53 Pearl Street, Parcel #0116-0001.0035 and more fully described in the Enfield Land Records, Volume 1787, Page 3.

**Dated at Enfield, Connecticut this 13<sup>th</sup> day of March, 2014**

**Della Froment, CCMA  
Collector of Revenues  
Town of Enfield**