

NOTICE OF LEVY AND SALE OF REAL ESTATE

Under Authority of Section 12-157 of the Connecticut General Statutes

Having made lawful demand for the payment of taxes due, and payment refused or neglected, the Tax Collector for the Town of Madison, Madison, Connecticut, has levied upon and intends to sell, pursuant to Section 12-157 of the General Statutes, the real estate described below at public auction:

NAME OF DELINQUENT TAXPAYER:	Frank N. Paladino 13721 Tonbridge CT Bonita Springs, FL 34135
ADDRESS OF REAL ESTATE:	Boston Post Road, Madison, Connecticut
PROPERTY BOUNDARIES:	Reference is made to that certain deed recorded in Volume 510 at Page 214 of the Madison Land Records, to Assessor's Map, Block, and Lot 35/66, and to Unique ID # 00209000.
TIME AND PLACE OF SALE:	11:00 a.m. on August 30, 2016 Madison Town Hall 8 Campus Drive Madison, Connecticut 06443
TOTAL AMOUNT DUE:	\$344.25 through May 31, 2016

STATEMENT REGARDING AMOUNT DUE

As provided by law, the "Total Amount Due" stated above only includes taxes, interest, fees and/or charges through the end of the month as stated. Additional taxes, interest, fees and/or other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice.

FOR THE CURRENT PAYOFF AMOUNT CONTACT THE WATTS LAW OFFICES AT 860-669-6677 OR SEND AN EMAIL TO MAIL@JOHNDWATTSPC.COM. ALL OUTSTANDING AMOUNTS MUST BE PAID TO STOP THE AUCTION.

SURVIVING ENCUMBRANCES: The property will be sold "free and clear" to the winning bidder subject to: (1) taxes and charges laid by the Town of Madison which were not yet due and payable at the time of the levy, (2) the accrued taxes and water/sewer charges of any other governmental authority against this property; (3) any federal lien recorded until 30 days before the date which is six months after the auction date, except as extinguished pursuant to federal law; (4) easements, covenants, restrictions, and the declaration as of record appear; (5) interests exempt from levy and sale under the Constitution and laws of the United States including those protected by the provisions of the Service Members Civil Relief Act (50 App. USC §501 *et. seq.*); and (6) any other interest not foreclosed by this tax sale procedure under state or federal law.; and (6) any other interest not foreclosed by this tax sale procedure under state law.

RECORD OWNERS AND ENCUMBRANCERS TO WHOM THIS NOTICE IS SENT:

If redemption does not take place by the date six months after the auction and in the manner provided by law, the following persons and all others with actual or constructive notice are hereby notified that their respective titles, mortgages, liens, and other encumbrances in this property shall be extinguished:

Frank N. Paladino
13721 Tonbridge CT
Bonita Springs, FL 34135

[A Notice Regarding the Auction is Found on the Next Page]