

# **NOTICE OF LEVY AND SALE OF REAL ESTATE**

## **Connecticut General Statutes § 12-155, et seq.**

The tax collector of the following municipality has levied upon the real estate identified below and slated it for public auction to satisfy delinquent taxes and/or other charges owed by its record owner(s) for this and/or other property. If you received this notice by mail, it is because you are listed in the land records as being or representing an owner, lienholder, or other encumbrancer of the property to be auctioned, or may claim to be, or are a member of the public who requested it.

**LEVYING MUNICIPALITY:** Town of Southington  
**DELINQUENT TAXPAYER:** Stephen Louis DeSapio or his Estate  
**ADDRESS OF REAL ESTATE:** 151 Pond View Drive, Southington CT  
**PROPERTY BOUNDARIES:** See Volume 216 Page 260 of the Southington land records

This is a citation to a publicly-available document identifying the boundaries of the property to be auctioned. The Levying Municipality does not guarantee its accuracy. In the event of a discrepancy between the boundaries identified in the cited document and the property actually owned by the Delinquent Taxpayer at the time of the original assessment, the latter will control for the purposes of this notice.

**TIME AND PLACE OF SALE:** 10:00 a.m. on September 7, 2022  
Southington Town Hall  
75 Main Street, Southington CT 06489

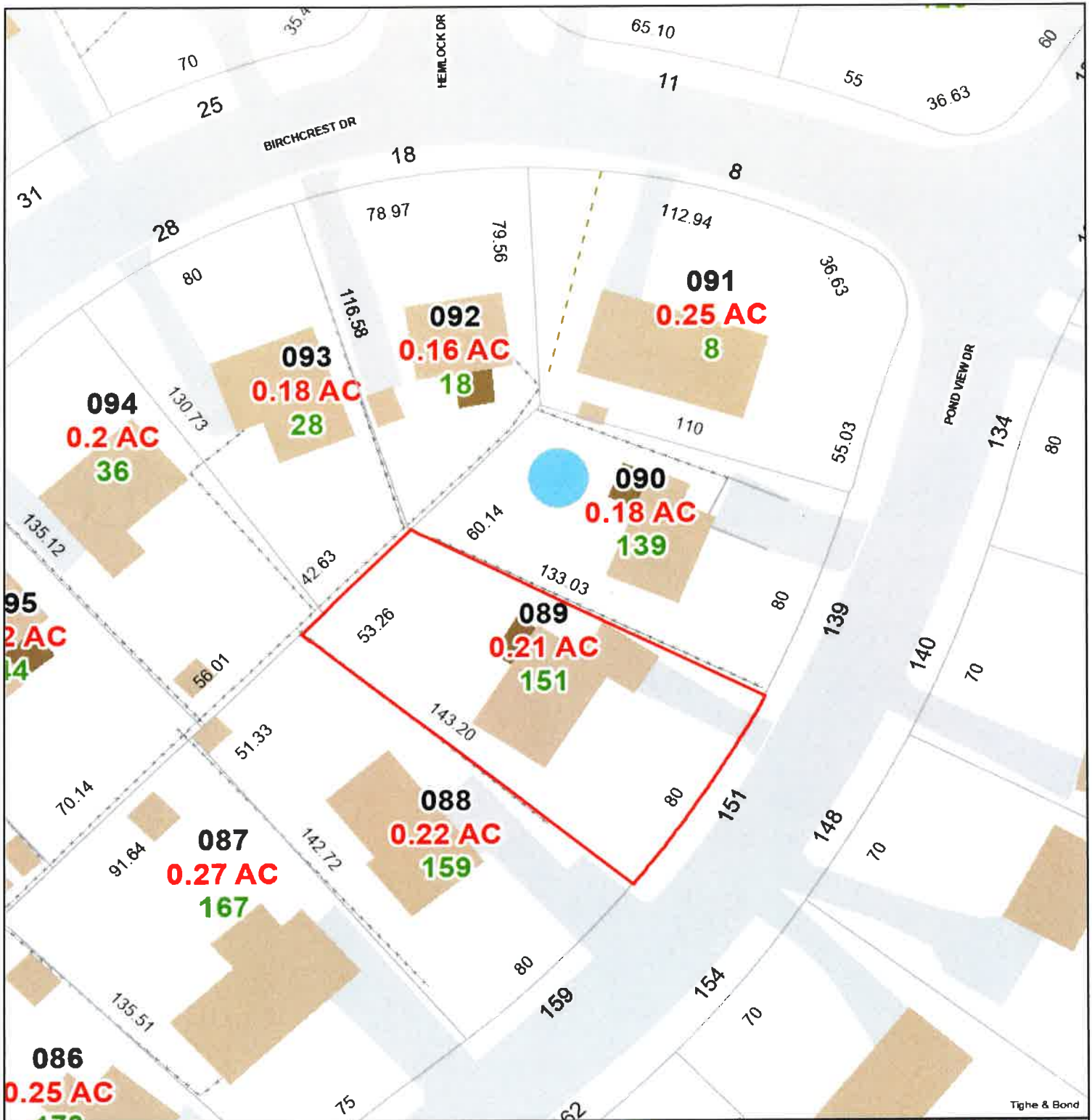
**TOTAL AMOUNT DUE:** \$20,642.78 through May 31, 2022

This is not a “payoff” figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and 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, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. For current payoff information in order to stop the sale, call 203-330-2230 or e-mail [ajc@pullcom.com](mailto:ajc@pullcom.com).

**SURVIVING ENCUMBRANCES:** This property will be sold “free and clear” to the winning bidder subject only to: (1) taxes and water/sewer charges laid by the levying municipality which were not yet due and payable at the time of the levy, which is the date accompanying the signature on the first notice of this sale filed in the land records, except as are recovered from the sale; (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 and restrictions in favor of other parcels of land predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between June 10, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

**PERSONS TO WHOM THIS NOTICE IS SENT:** The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

Stephen Louis DeSapio or his Estate 151 Pond View Drive Southington, CT 06489	
Stephen Louis DeSapio or his Estate and Maryann A. Wotton, Ind. & Fid. 198 Towne House Road Hamden, CT 06514	Citizens Bank, N.A. One Citizens Plaza Providence, RI 02903 <i>successor to RBS Citizens, N.A.</i>
Internal Revenue Service Advisory Consolidated Receipts 7940 Kentucky Dr., Stop 2850F Florence, KY 41042 <i>(solely for any inchoate estate taxes)</i>	State of Connecticut Dept. of Revenue Services 450 Columbus Blvd, Suite 1 Hartford, CT 06103 <i>(solely for any inchoate succession taxes)</i>



Tighe & Bond

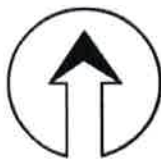
### 151 POND VIEW DR

6/16/2022 6:13:32

1"=47'

#### Property Information

Unique ID	undefined
Location	undefined
Sale Date	10/14/2016 12



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DESAPIO STEPHEN LOUIS  151 POND VIEW DR  SOUTHINGTON CT 06489		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed	
			3 Public Sewer			BLDG	100	80,190	56,130	
						LAND	100	85,540	59,880	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID 3075		Census 4303		Zoning R-12 Ref/Class R-100 Reval Issu						
GIS ID 065089		Assoc Pid#						Total 165,730		116,010

6131  
 SOUTHINGTON, CT  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DESAPIO STEPHEN LOUIS		1382 0960	10-14-2016	U	I	0	10	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
DESAPIO STEPHEN LOUIS & MARY ANN		0216 0260	01-02-1900	U		0	25	2021	100	56,130	2020	100	56,130	2020	100	56,130
									100	59,880		100	59,880		100	59,880
Total								116,010		Total		116,010		Total		116,010

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	80,190
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	85,540
Special Land Value	0
Total Appraised Parcel Value	165,730
Valuation Method	C
Exemption	0
Adjustments	
Total Appraised Parcel Value	165,730

**NOTES**

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-08-2020	WG	4		20	Field Review
08-12-2015	MV			51	Data Maile - No Change
08-23-2004	DB		1	00	Measure & Listed

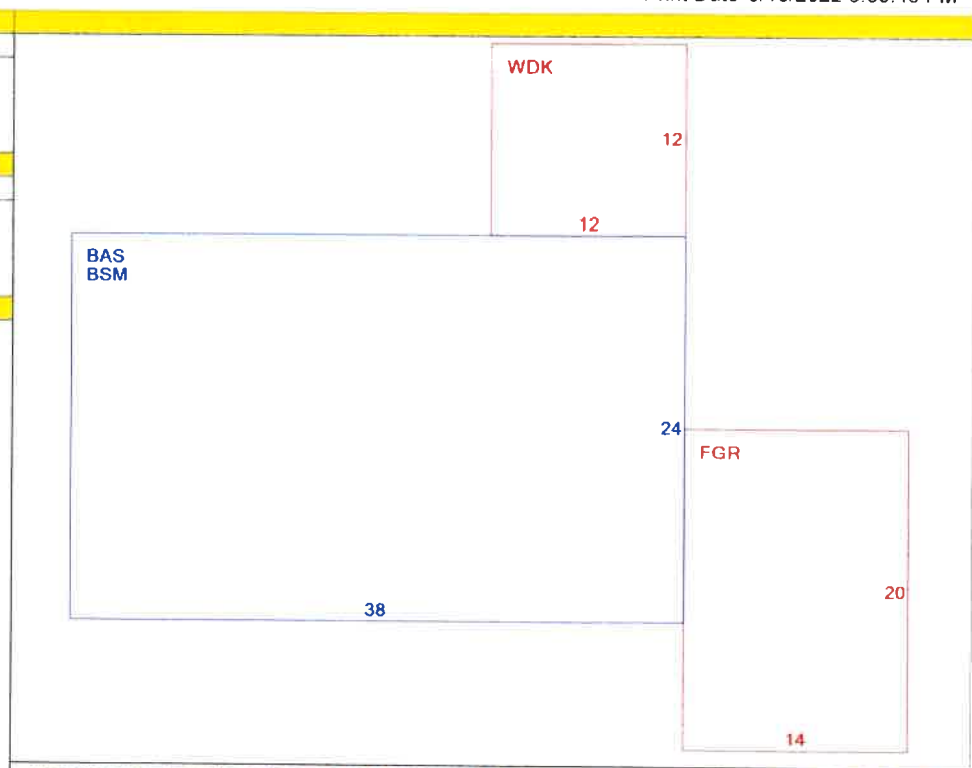
LAND LINE VALUATION SECTION															
Bl	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd	Nbhd. Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	101	Single Family	R-12	Primary	0.210 AC	102,000	3.99343	5	1.00	100	1.000			0	85,540
Total Card Land Units					0.21	AC	Parcel Total Land Area:			0.21	Total Land Value			85,540	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	07	C-			
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt / Arch Shing			
Interior Wall 1	08	Average			
Interior Wall 2					
Interior Flr 1	08	Average			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	3				
Full Bthrms:	1				
Half Baths:	0				
Extra Fixtures	0				
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Total Kitchens	1				
Fireplaces	0				
Whirlpool Tubs					
Fin Bsmt Area					
Fin Bsmt Qualit					
Bsmt Garages	0				
Bsmt Type	6	Full			
Attic Type	1	None			
Cath Ceiling	1	No			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912		96.66	88,155
BSM	Basement	0	912		19.29	17,592
FGR	Garage	0	280		38.66	10,826
WDK	Deck	0	144		9.40	1,353
Ttl Gross Liv / Lease Area		912	2,248		96.66	117,926



065 089 05/18/2015