

PROPERTY AUCTION

The tax collector of the Town of Cornwall has levied upon the following properties in Cornwall and slated them for public auction to satisfy delinquent taxes and charges under C.G.S. §12-157. Volume and page numbers refer to the Town's land records; maps refer to the Town's assessment maps. Unless paid, these properties will be auctioned in "as is" condition at 10:00 A.M. on October 27, 2023 at the Cornwall Town Hall at 24 Pine St, West Cornwall, CT.

8 River Road South, Cornwall (volume 057 page 525) owned by the Estate of Richard W. Burkhart, owing \$55,317.96. People's Bank; Farmington Investment Company; may have interests which will be extinguished by the sale.

282 Kent Road, Cornwall (volume 057 page 525) owned by the Estate of Richard W. Burkhart, owing \$142,280.99 People's Bank; Farmington Investment Company; may have interests which will be extinguished by the sale.

The dollar amounts listed are through the end of October, 2023. Additional taxes, interests, fees and other charges authorized by law accruing after the last day of the month immediately preceding this Notice may be owed in addition to the amount indicated as due and owing in this Notice.

For the 8 River Road South, Cornwall property, bidders must present \$5,500.00 in certified funds payable to "Cramer & Anderson, LLP – Trustee" on the day of the sale and the winning bidder must pay the balance of the sale price within 5 days or forfeit that deposit. Absent a redemption, the purchaser will take title "free and clear" six months after the auction except for certain encumbrances.

For the 282 Kent Road, Cornwall property, bidders must present \$14,000.00 in certified funds payable to "Cramer & Anderson, LLP – Trustee" on the day of the sale and the winning bidder must pay the balance of the sale price within 5 days or forfeit that deposit. Absent a redemption, the purchaser will take title "free and clear" six months after the auction except for certain encumbrances.

Bidders should determine the past use of both properties and consider its possible effect on the future use of each property.

A Phase 1 Environmental Report of both properties is available for review at the Office of the Cornwall First Selectman.