

LEGAL NOTICE - Town of Southbury, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES

THURSDAY, JUNE 4, 2026

Conn. Gen. Stat. 12-157 (1949 rev., s.1838; PA 82-141 (3,4); PA 84-146 (9); PA 95-228 (3, 15); PA 96-180 (21,166); PA 97-139 (f); PA 99-283 (4,10); PA 02-103 (37); PA 13-276 (30); PA 14-139 (3); PA 15-156 (5)

TAX COLLECTOR OF THE TOWN OF SOUTHBURY, CONNECTICUT, having made lawful demand for the payment of taxes due me as the Tax Collector for the Town of Southbury, and payment having been neglected and refused, **I WILL SELL AT PUBLIC AUCTION** the following described properties, separately, to satisfy taxes and interest and all charges accrued thereon.

The amounts due are good through Tuesday, March 31, 2026. Additional interest and collection costs will be added prior to the sale. Taxes due for the October 1, 2025, Grand List will also be added to the sale in accordance with the jeopardy provisions in CGS 12-163. Minimum bids on all remaining properties will be posted on Wednesday, June 3, 2026.

SAID SALE will take place at the Southbury Town Hall, Room 205, Southbury, CT 06488 on Thursday, June 4, 2026, beginning promptly at 2:00 PM.

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 of Southbury 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 jeopardy collection of taxes and charges due on the October 1, 2025, Grand List, as per CGS 12-163. Such will be added to the amounts indicated 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 for each individual property. The minimum bid on each property will be the amount of taxes, interest, lien fees and other costs due as of the date of the 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 after other properties have been sold. The tax collector reserves the right to adjourn the sale at any time.

Registration of bidders will begin at 12:45 PM in Room 205 at the Southbury Town Hall, 501 Main Street South, Southbury, CT 06488. Bidders must have a \$4,000 deposit using a **bank check or certified check (made payable to: Town of Southbury Tax Collector – ONLY – no checks will be accepted payable to the Town and another person/company)** for each property to be bid upon. On those properties with total amounts due under \$4,000, the minimum deposit will be \$1,000 payable using a bank check or certified check. *****CASH WILL NOT BE ALLOWED.** Anyone not in line by 1:45 PM will not be able to register to bid. The highest bidder must pay the balance of the bid price by 2:00 PM on Wednesday, June 10, 2026, or that person shall forfeit the deposit and right to purchase the property.

A Tax Collector's Deed shall be lodged in the Town Clerk's Office and shall remain unrecorded for six months (60-days for abandoned properties) from the date of the sale. If the property is not redeemed during the six-month period, then on or about Friday, December 4, 2026, title shall pass "free and clear" of other liens and encumbrances at that time, except certain items such as easements and other taxes. If title passes to the successful bidder, they will be responsible for payment in full to satisfy any amount due. More information concerning the Sale may be found in CGS 12-157.

This notice hereby constitutes a legal levy of my Tax Collector's Warrant(s) on the below described real estate. Dated at Southbury, Connecticut, this 31st day of March 2026.

Azra Sholtes, CCMC, Tax Collector, Town of Southbury

- 1) Property assessed from **2022 through 2024**, presently in the name of **ANDREWS JAMIE L & JASON R** to satisfy taxes of **\$15,370.66** plus all charges accrued thereon. Property described as **Assessor's Map 25B, Block B, Lot 67, 100 WHITE BIRCH DRIVE**
- 2) Property assessed from **2019 through 2024**, presently in the name of **ARNOLD ROBERT E JR & RICHARD E** to satisfy taxes of **\$411.90** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 19, Lot 13-17, WARAMAUG TRAIL.**
- 3) Property assessed from **2024 through 2024**, presently in the name of **ARNOLD ROBERT E JR & RICHARD E** to satisfy taxes of **\$105.20** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 19, Lot 18-22, ASPETUCK TRAIL.**
- 4) Property assessed from **2024 through 2024**, presently in the name of **ARNOLD ROBERT E JR & RICHARD E** to satisfy taxes of **\$96.10** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 19, Lot 23-25, ASPETUCK TRAIL.**

- 5) Property assessed from **2020 through 2024**, presently in the name of **ARNOLD ROBERT E JR & RICHARD E** to satisfy taxes of **\$19,918.87** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 18, Lot 5, Unit 8, 201 BERKSHIRE ROAD.**
- 6) Property assessed from **2010 through 2021**, presently in the name of **BIGGS, ANNA M** to satisfy taxes of **\$444.24** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 92, Lot 11, ASHTON TRAIL.**
- 7) Property assessed from **2010 through 2024**, presently in the name of **BRUNETTI, DONNA MARY** to satisfy taxes of **\$67,249.66** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 14, Lot 42, Unit 43, NOROMACK TRAIL.**
- 8) Property assessed from **2010 through 2024**, presently in the name of **BRUNETTI, DONNA MARY** to satisfy taxes of **\$745.55** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 14, Lot 48, Unit 51, INGRAHAM TRAIL.**
- 9) Property assessed from **2012 through 2024**, presently in the name of **BRYK BARBARA S EST** to satisfy taxes of **\$15,431.10** plus all charges accrued thereon. Property described as **Assessor's Map 35, Block 43, Lot O10, 9 OAK HILL DRIVE.**
- 10) Property assessed from **2010 through 2012**, presently in the name of **CADWELL ALICE A & EVELYN I** to satisfy taxes of **\$166.96** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 1, Lot 24-25, HOUSATONIC TRAIL.**
- 11) Property assessed from **2010 through 2024**, presently in the name of **COLLIS MRS CHARLES F** to satisfy taxes of **\$571.77** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 93, Lot 13, Unit 14, ASHTON TRAIL.**
- 12) Property assessed from **2010 through 2021**, presently in the name of **CONSENTINO ANNE & ANDREW** to satisfy taxes of **\$444.24** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 93, Lot 23, ASHTON TRAIL.**
- 13) Property assessed from **2010 through 2024**, presently in the name of **CRUVER WARREN & WAYNE AKA WAYNE TOSETTI** to satisfy taxes of **\$51,500.68** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 60, Lot 21, Unit 25, 230 POMPERAUG TRAIL.**
- 14) Property assessed from **2020 through 2024**, presently in the name of **CYR ANASTASIA** to satisfy taxes of **\$18,854.10** plus all charges accrued thereon. Property described as **Assessor's Map 20, Block 92, Lot 70A, RIVER ROAD.**
- 15) Property assessed from **2021 through 2024**, presently in the name of **CYR ANASTASIA** to satisfy taxes of **\$10,254.81** plus all charges accrued thereon. Property described as **Assessor's Map 20, Block 92, Lot 70B, 680 RIVER ROAD.**
- 16) Property assessed from **2010 through 2024**, presently in the name of **DIMAS WILLIAM JR** to satisfy taxes of **\$571.77** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 13, Lot 11, Unit 12, NOROMACK TRAIL.**
- 17) Property assessed from **2010 through 2024**, presently in the name of **DIXON MARY C** to satisfy taxes of **\$64,830.14** plus all charges accrued thereon. Property described as **Assessor's Map 19A, Block 44, Lot 9, Unit 16, APACHE TRAIL.**
- 18) Property assessed from **2023 through 2024**, presently in the name of **DUFFY JOHN J & JANET** to satisfy taxes of **\$6,317.53** plus all charges accrued thereon. Property described as **Assessor's Map HRTGCIR, Unit 14A, Unit Cut CU, 14-A HERITAGE CIRCLE.**
- 19) Property assessed from **2010 through 2024**, presently in the name of **FIELD EMERY M** to satisfy taxes of **\$2,020.19** plus all charges accrued thereon. Property described as **Assessor's Map 25A, Block 61, Lot 7, Unit 8, UPPER FISH ROCK ROAD.**
- 20) Property assessed from **2023 through 2024**, presently in the name of **GSG ENTERPRISES LLC** to satisfy taxes of **\$9,056.79** plus all charges accrued thereon. Property described as **Assessor's Map STHFDCO, Unit #U-2, Unit Cut CU, 1450 SOUTHFORD RD U-2.**
- 21) Property assessed from **2022 through 2024**, presently in the name of **GSG ENTERPRISES LLC** to satisfy taxes of **\$12,238.50** plus all charges accrued thereon. Property described as **Assessor's Map STHFDCO, Unit #U-3, Unit Cut CU, 1450 SOUTHFORD RD U-3.**
- 22) Property assessed from **2023 through 2024**, presently in the name of **GSG ENTERPRISES LLC** to satisfy taxes of **\$9,052.25** plus all charges accrued thereon. Property described as **Assessor's Map STHFDCO, Unit #U-4, Unit Cut CU, 1450 SOUTHFORD RD U-4.**
- 23) Property assessed from **2023 through 2024**, presently in the name of **GSG ENTERPRISES LLC** to satisfy taxes of **\$9,398.29** plus all charges accrued thereon. Property described as **Assessor's Map STHFDCO, Unit #U-5, Unit Cut CU, 1450 SOUTHFORD RD U-5.**
- 24) Property assessed from **2023 through 2024**, presently in the name of **GSG ENTERPRISES LLC** to satisfy taxes of **\$7,015.56** plus all charges accrued thereon. Property described as **Assessor's Map STHFDCO, Unit #L-4, Unit Cut CU, 1450 SOUTHFORD RD L-4.**
- 25) Property assessed from **2023 through 2024**, presently in the name of **GSG ENTERPRISES LLC** to satisfy taxes of **\$6,749.17** plus all charges accrued thereon. Property described as **Assessor's Map STHFDCO, Unit #UB2, Unit Cut CU, 1450 SOUTHFORD RD UB2.**
- 26) Property assessed from **2010 through 2024**, presently in the name of **HALL ODELL** to satisfy taxes of **\$30,869.57** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 26, Lot 8, Unit 12,51, SHEPAUG TRAIL.**
- 27) Property assessed from **2016 through 2024**, presently in the name of **HUBLER EVA** to satisfy taxes of **\$572.73** plus all charges accrued thereon. Property described as **Assessor's Map 30A, Block H, Lot 61, Unit 62, LAKEVIEW TRAIL.**

- 28) Property assessed from **2022 through 2024**, presently in the name of **JAMESON TAYLOR CONSULTING GROUP LLC** to satisfy taxes of **\$6,944.84** plus all charges accrued thereon. Property described as **Assessor's Map 33, Block 37, Lot 4, Unit 1, 63 RIDGEWOOD DR.**
- 29) Property assessed from **2010 through 2024**, presently in the name of **JOHNSON NADINE C** to satisfy taxes of **\$73,712.20** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 30, Lot 8+ 26, 100 BERKSHIRE ROAD.**
- 30) Property assessed from **2018 through 2024**, presently in the name of **LENGEL AARON & SPATH STEPHANIE (SV)** to satisfy taxes of **\$22,979.52** plus all charges accrued thereon. Property described as **Assessor's Map 21, Block 76 Lot 20A, ROXBURY ROAD.**
- 31) Property assessed from **2017 through 2024**, presently in the name of **MEDLAR ROBERT & MARION** to satisfy taxes of **\$450.60** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 26, Lot 25-28+, Unit 36-3, Unit Cut LE, POMPERAUG RIVER ROAD.**
- 32) Property assessed from **2017 through 2024**, presently in the name of **MEDLAR ROBERT & MARION** to satisfy taxes of **\$1,774.84** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Unit 36, Lot 1, Unit 8, POMPERAUG RIVER ROAD.**
- 33) Property assessed from **2017 through 2024**, presently in the name of **MEDLAR ROBERT & MARION** to satisfy taxes of **\$42,768.11** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 37, Lot 1-2+, Unit 9-12, Unit Cut LE, MUSKHOGEAN TRAIL.**
- 34) Property assessed from **2017 through 2024**, presently in the name of **MEDLAR ROBERT & MARION** to satisfy taxes of **\$303.09** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 37, Lot 3, Unit 4, POMPERAUG RIVER ROAD.**
- 35) Property assessed from **2023 through 2024**, presently in the name of **MITCH MANAGEMENT LLC** to satisfy taxes of **\$21,270.73** plus all charges accrued thereon. Property described as **Assessor's Map TRADTN, Unit 4-GR, Unit Cut CU, 4 GETTYSBURG ROAD.**
- 36) Property assessed from **2022 through 2024**, presently in the name of **NIEZELSKI GAIL** to satisfy taxes of **\$11,365.82** plus all charges accrued thereon. Property described as **Assessor's Map HRTGVIL, Unit 1D, Unit Cut CU, 1 HERITAGE VILLAGE #D.**
- 37) Property assessed from **2022 through 2024**, presently in the name of **NORTHROP EDWIN C EST** to satisfy taxes of **\$22,026.62** plus all charges accrued thereon. Property described as **Assessor's Map 31, Block 51, Lot 17, 255 LAKESIDE ROAD.**
- 38) Property assessed from **2010 through 2024**, presently in the name of **NYCONN ELECTRIC INC** to satisfy taxes of **\$1,129.35** plus all charges accrued thereon. Property described as **Assessor's Map 25A, Block 61, Lot 9, UPPER FISH ROCK ROAD.**
- 39) Property assessed from **2015 through 2024**, presently in the name of **PETUCH JOHN F** to satisfy taxes of **\$598.37** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 9, Lot 55, Unit 60, TROUPE TRAIL.**
- 40) Property assessed from **2010 through 2024**, presently in the name of **PIERCEY MARGARET & LEWIS DEBORAH ANN & MCLEESE JAMES O & MCGINTY JAMES** to satisfy taxes of **\$586.90** plus all charges accrued thereon. Property described as **Assessor's Map 19A, Block 52, Lot 25, Unit 26, BERKSHIRE ROAD.**
- 41) Property assessed from **2010 through 2024**, presently in the name of **PIERCEY MARGARET & LEWIS DEBORAH ANN & MCLEESE JAMES O & MCGINTY JAMES** to satisfy taxes of **\$838.58** plus all charges accrued thereon. Property described as **Assessor's Map 19A, Block 77, Lot 1, Unit 4-25, BERKSHIRE TRAIL.**
- 42) Property assessed from **2010 through 2024**, presently in the name of **STANDISH RAYMOND PAUL** to satisfy taxes of **\$14,754.28** plus all charges accrued thereon. Property described as **Assessor's Map 52, Block 10, Lot 3, STRONGTOWN ROAD.**
- 43) Property assessed from **2024 through 2024**, presently in the name of **REESE FOSTER EVANS** to satisfy taxes of **\$5,922.85** plus all charges accrued thereon. Property described as **Assessor's Map FARVIEW, Unit 17, Unit Cut CU, 17 FARVIEW COMMONS.**
- 44) Property assessed from **2010 through 2024**, presently in the name of **RUTKOWSKI ANN UHLAN & ET ALS** to satisfy taxes of **\$825.33** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 26, Lot 13, Unit 17, SHEPAUG TRAIL.**
- 45) Property assessed from **2010 through 2024**, presently in the name of **SCHULLER BERNICE G & DIVINE MATTHEW A &** to satisfy taxes of **\$51,043.98** plus all charges accrued thereon. Property described as **Assessor's Map 19A, Block 41, Lot 68, Unit 73, ONEIDA TRAIL.**
- 46) Property assessed from **2012 through 2024**, presently in the name of **SHERBURNE VELZORA F** to satisfy taxes of **\$705.19** plus all charges accrued thereon. Property described as **Assessor's Map 13, Block D, Lot 12,14+, Unit 16,2 CLEVELAND AVENUE.**
- 47) Property assessed from **2023 through 2024**, presently in the name of **SHERWOOD WENDY** to satisfy taxes of **\$8,775.85** plus all charges accrued thereon. Property described as **Assessor's Map 20B, Block 92, Lot W130+, Unit 131, Unit Cut LE, 21 HILLSIDE ROAD.**
- 48) Property assessed from **2010 through 2024**, presently in the name of **STANDISH RAYMOND PAUL** to satisfy taxes of **\$18,407.85** plus all charges accrued thereon. Property described as **Assessor's Map 52, Block 2, Lot 3, STRONGTOWN ROAD.**
- 49) Property assessed from **2010 through 2024**, presently in the name of **SWINT HARRIET W** to satisfy taxes of **\$571.77** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 93, Lot 29, Unit 30, EDDY TRAIL.**
- 50) Property assessed from **2017 through 2024**, presently in the name of **YAKAL CARA ROGERS** to satisfy taxes of **\$25,867.26** plus all charges accrued thereon. Property described as **Assessor's Map 19A, Block 44, Lot 47, Unit 53, 512 BERKSHIRE ROAD.**
- 51) Property assessed from **2019 through 2024**, presently in the name of **ZAMPANO MICHELLE C** to satisfy taxes of **\$37,959.53** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 25, Lot 1, Unit 11, 282 BERKSHIRE ROAD.**
- 52) Property assessed from **2010 through 2024**, presently in the name of **ZUGNER WILLIAM A & MARION E** to satisfy taxes of **\$444.24** plus all charges accrued thereon. Property described as **Assessor's Map 20A, Block 93, Lot 11, ASHTON TRAIL.**
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