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TOWN OF EAST HARTFORD
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PURCHASING DEPARTMENT

May 2008

NOTICE OF SALE OF TAX LIENS

The Town of East Hartford, CT currently has a bid available for "SALE OF TAX LIENS". Please read the attached 'What is a Tax Lien Sale' and if you are interested in submitting a bid offer, contact the Purchasing department, fax at 860-282-4857 or **Email** at jmartin@ci.east-hartford.ct.us with your name and address and the 81 page bid document containing 36 properties including 13 mobile homes, totaling \$364,781.02 will be mail to you. Bid proposal can also be picked up at the Purchasing Department, Town Hall, 740 Main St., East Hartford, CT 06108 - **8:30-4:30 M-F**

Bid specifications require:

- A. deposit of 10% of your total bid offer of the properties in which you have an interest.
- B. Evidence that you have completed a title search with respect to title to the property and the enforceability of the liens

Bid offers are due: Wednesday, June 4,2008 @ 11 A.M.

Town of East Hartford, Connecticut Tax Lien Sale

WHAT IS A TAX LIEN SALE?

Pursuant to Section 12-195h of the Connecticut General Statutes

The Town of East Hartford periodically sells its tax liens under an "RFP" (Request for Proposal) process. Through this process, you will have the opportunity to bid on the "tax lien." The East Hartford Town Council determines whether or not your bid will be accepted.

If you are a successful bidder, please be reminded that you will be buying tax liens only, not real estate. **By purchasing the liens, you will not own the property.** You can take title only after you have hired an attorney to commence foreclosure proceedings, and have obtained a judgment from the court. The Town of East Hartford will not assist you in obtaining title to the property encumbered by the lien you purchased.

If you are unfamiliar with the lien-assignment and foreclosure process, we strongly suggest that you retain legal counsel before you bid. The Town of East Hartford is not responsible for, and will not offer, any legal advice.

The tax liens offered for sale are only for liens filed through the date set forth on the RFP and do not include any liens the Town may record for unpaid taxes in the future. Once the Town assigns its interest in the liens to you, you will have the same legal powers and rights as the Town to collect the delinquent taxes covered by the liens, or to bring suit for the foreclosure of the liens. The Town makes no representations as to the collectibility of any purchased tax lien.

Please know that the liens are being sold "as is", subject to any and all other liens, choate liens, inchoate liens and legal interest as recorded on the land records of the Town. In addition, the foreclosure of the liens will be subject to any defenses the owner of the property may assert in the foreclosure action.