

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 Montville**

DELINQUENT TAXPAYER: **Justin Cabral**
10 Pires Dr.
Oakdale CT 06370-1313

Justin Cabral
15 Shantok Heights
Uncasville CT 06382-1307

ADDRESS OF REAL ESTATE: **10 Pires Dr. Oakdale CT 06370 Tax assessor**
map/block/lot (039/067/000)

PROPERTY BOUNDARIES: See Volume 649 Page 416 of the Montville 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 purpose of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on January 15, 2027
Montville Town Hall
310 Norwich New London Tpke
Uncasville CT 06370

TOTAL AMOUNT DUE: \$22,607.36 through November 30, 2026

This is not a "payoff" figure. 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. Paying the amount above will not stop the sale. For current payoff information in order to stop the sale, call 860-442-4416 or e-mail rbaribeault@sswbagg.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; (2) the accrued taxes and water/sewer charges of any other governmental authority against this property; (3) any federal lien recorded until thirty (30) days before the date which is six (6) months after the auction date, except as extinguished pursuant to federal laws; (4) easements, covenants and restrictions in favor of other parcels of land; (5) solely to the extent of any delinquencies identified above as assessed on property other than the property to be sole, 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 from 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 (6) months thereafter; (8) any monetary encumbrance recorded between April 2, 2026 and the date of 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; and (9) any other interest not foreclosed by this tax sale procedure under state law.

RECORD OWNERS AND PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate or inchoate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six (6) months thereafter in the manner provided by law, 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.

Justin Cabral 10 Pires Dr. Oakdale CT 06370-1313	Justin Cabral 15 Shantok Heights Uncasville CT 06382-1307
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Property Card: 10 PIRES DR

Town of Montville, CT

Parcel Information

Location:	10 PIRES DR	Property Use:	Residential	Primary Use:	Residential
Unique ID:	D0182400	Map Block Lot:	039-067-000	Acres:	1.35
		Zone:	R40	Volume / Page:	0649/0416
		Sale Date:	10/11/2019	Sale Price:	\$253,000

Value Information

	Appraised Value	Assessed Value
Land	51100	35770
Buildings	192400	134680
Detached Outbuildings	2600	1820
Total	246100	172270

Owner's Information

Owner's Data
CABRAL JUSTIN 10 PIRES DR OAKDALE, CT 06370

Building 1

Category:	Residential	Siding:	Vinyl Siding	Total Rooms:	6
Stories:	1.00	Fuel:	Electric	Beds/Units:	3
GLA:	1028	Heating:	Electric Baseboard	Baths:	1
Year Built:	1981	Fireplace:	0	Half Baths:	1
Class:	C	Cooling Percent:	None	Basement Garage:	0
Use:	Single Family	Floors:	Hardwood	Finished Basement:	700
Construction Style:	Raised Ranch	Roof Material:	Asphalt		



This information is believed to be correct but is subject to change and is not warranted.