

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: Stefan Boysie Baggan
23 Georgia Rd. Unit 12
Montville CT 06382

Stefan Boysie Baggan
486 Renee Dr
Bayport NY 11705

Stefan Boysie Baggan
17 Meadow Pond Circle
Miller Place NY 11764-3807

Stefan Boysie Baggan
1410 Cornell Loop
Yaphank NY 11980-2609

ADDRESS OF REAL ESTATE: 23 Georgia Rd. Unit 12 Montville CT 06382
Tax assessor map/block/lot(097/115/012)

PROPERTY BOUNDARIES: See Volume 642 Page 1128 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: \$5,708.21 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 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 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.

Stefan Boysie Baggan 23 Georgia Rd. Unit 12 Montville CT 06382	Stefan Boysie Baggan 486 Renee Dr Bayport NY 11705	Stefan Boysie Baggan 17 Meadow Pond Circle Miller Place NY 11764-3807
Stefan Boysie Baggan 1410 Cornell Loop Yaphank NY 11980-2609	Georgia Manor Realty Corporation 1 Griswold's Corner on the Green Guilford CT 06437	Georgia Manor Realty Corporation 736 Route 32 Uncasville CT 06382



Property Card: 23 GEORGIA RD Unit 12

Town of Montville, CT

Parcel Information

Location:	23 GEORGIA RD Unit 12	Property Use:	Residential	Primary Use:	Condominium
Unique ID:	F0552200	Map Block Lot:	097-115-012	Acres:	0
		Zone:	R20	Volume / Page:	0642/1128
		Sale Date:	04/04/2019	Sale Price:	\$22,050

Value Information

	Appraised Value	Assessed Value
Land	0	0
Buildings	50100	35070
Detached Outbuildings	0	0
Total	50100	35070

Owner's Information

Owner's Data
BAGGAN STEFAN BOYSIE 1410 CORNELL LOOP YAPHANK, NY 119802609

Building 1

Category:	Condominium	Siding:	Natural Gas	Total Rooms:	4
Stories:	2.00	Fuel:	Forced Hot Air	Beds/Units:	2
GLA:	960	Heating:	0	Baths:	1
Year Built:	1961	Fireplace:		Half Baths:	0
Class:	C	Cooling Percent:		Basement Garage:	0
Use:	Condominium	Floors:	Carpet	Finished Basement:	0
Construction Style:	Townhouse	Roof Material:			



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