

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: **John Magazzu Jr.
4 Deer Rund Dr
No. Reading MA 01864**

**Lisa Marcus
31 Eldane St.
New London CT 06320**

**Joseph DeVito III
531 Ray St Unit 6
Freeport NY 11520-5289**

**Joseph DeVito III
64 Scotch Cap Rd. #117
Quaker Hill CT 06375**

**Theresa DeVito
305 51st St. West
Brandenton FL 32409-2741**

**Ruth Ann Higgins
1000 Kings Hwy Unit 437
Punta Gorda FL 33980-5213**

**Ruth Ann Higgins
13100 Wynndale Dr
Hudson FL 34667-2114**

**Patricia Walter
1526 W. 35th Loop
Kennewick, WA 99337**

**Scott Higgins
592 Pitts Chapel Road
Elizabeth City, NC 27909-7860**

**Scott Higgins
5 Helger Lane
Little Compton, RI 02837-1506**

Carey Higgins
7416 Isle Drive
Port Richey, FL 34668-5729

Carey Higgins
13100 Wynndale Drive
Hudson, FL 34667-2114

ADDRESS OF REAL ESTATE: Parcel on Old Colchester Rd. Montville CT 06353
Tax assessor map/block/lot (050/008/000)

PROPERTY BOUNDARIES: See Volume 192 Page 74 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: \$2,294.60 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@sswbgg.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 June 9, 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.

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Joseph DeVito III 64 Scotch Cap Rd. #117 Quaker Hill CT 06375	Theresa DeVito 305 51st St West Bradenton FL 32409-2741	Ruth Ann Higgins 1000 Kings Hwy Unit 437 Punta Gorda FL 33980-5213
Ruth Ann Higgins 13100 Wynndale Dr Hudson FL 34667-2114	Patricia Walter 1526 W. 35th Loop Kennewick WA 99337	Scott Higgins 592 Pitts Chapel Rd. Elizabeth City NC 27909-7860
Scott Higgins 5 Helger Lane Little Compton RI 02837-1506	Carey Higgins 7416 Isle Dr Port Richey FL 34668-5729	Carey Higgins 13100 Wyndale Dr. Hudson FL 34667-2114
Department of Revenue Services 450 Columbus Boulevard, Suite 1 Hartford, Connecticut 06103	Office of the Probate Court Administrator 186 Newington Road West Hartford, CT 06110	



Property Card: OLD COLCHESTER RD
Town of Montville, CT

Parcel Information

Location:	OLD COLCHESTER RD	Property Use:	Residential	Primary Use:	Residential Vacant Land
Unique ID:	D0237800	Map Block Lot:	050-008-000	Acres:	0.25
		Zone:	R80	Volume / Page:	0584/0663
		Sale Date:	05/22/2013	Sale Price:	\$0

Value Information

	Appraised Value	Assessed Value
Land	600	420
Buildings	0	0
Detached Outbuildings	0	0
Total	600	420

Owner's Information

Owner's Data
DEVITO JOSEPH EST 4 DEER RUN NORTH READING, MA 01864



www.cai-tech.com

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

10/26/2026

Property Information - Montville, CT