

LEGAL NOTICE - City of Ansonia, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES

THURSDAY, SEPTEMBER 10, 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 CITY OF ANSONIA, CONNECTICUT, having made lawful demand for the payment of taxes due me as the Tax Collector for the City of Ansonia, 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 Thursday, July 9, 2026. Additional interest and collection costs will be added prior to the sale. Minimum bids on all remaining properties will be posted on Wednesday, September 9, 2026.

SAID SALE will take place at Aldermanic Chambers at City Hall, 253 Main Street, Ansonia, CT 06401 on Thursday, September 10, 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 City of Ansonia 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. 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 at Aldermanic Chambers at the Ansonia City Hall, 253 Main Street, Ansonia, CT 06401. Bidders must have a \$4,000 deposit using a **bank check or certified check (made payable to: City of Ansonia Tax Collector – ONLY – no checks will be accepted payable to the City 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, September 16, 2026, or that person shall forfeit the deposit and right to purchase the property.

A Tax Collector's Deed shall be lodged in the City 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 Thursday, March 11, 2027, 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 Ansonia, Connecticut, this 9th day of July 2026.

Johanna Figueroa, CCMC, Tax Collector, City of Ansonia

- 1) Property assessed from 2023 through 2025, presently in the name of 241 MAIN LLC to satisfy taxes of \$30,365.64 plus all charges accrued thereon. Property described as Assessor's Map 044, Block 0031, Lot 0000, 241 MAIN ST.**
- 2) Property assessed from 2016 through 2025, presently in the name of BALABON RONALD J to satisfy taxes of \$43,754.40 plus all charges accrued thereon. Property described as Assessor's Map 106, Block 000A, Lot 0000, 45 GLEN DR.**
- 3) Property assessed from 2018 through 2025, presently in the name of BENASSI MARTIN ANTHONY to satisfy taxes of \$8,349.62 plus all charges accrued thereon. Property described as Assessor's Map 105, Block 0006, Lot 0027, 33 SHEASBY RD.**
- 4) Property assessed from 2017 through 2025, presently in the name of BENAVIDES JENNY M to satisfy taxes of \$118,485.72 plus all charges accrued thereon. Property described as Assessor's Map 057, Block 0096, Lot 0000, 23 CROWLEY ST.**

- 5) Property assessed from **2022 through 2025**, presently in the name of **BORGESANO JOAN EST** to satisfy taxes of **\$34,743.19** plus all charges accrued thereon. Property described as **Assessor's Map 075, Block 0050, Lot 0004, 21 FINNEY ST EXT.**
- 6) Property assessed from **2011 through 2025**, presently in the name of **CHERNOVETZ, PETER P & ANNE MARIE** to satisfy taxes of **\$31,919.31** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 0035, Lot 0008, 16 WOODBRIDGE MANOR RD.**
- 7) Property assessed from **2014 through 2025**, presently in the name of **COOK INDUSTRIAL ASSOCIATES LLC** to satisfy taxes of **\$520,247.60** plus all charges accrued thereon. Property described as **Assessor's Map 054, Block 0021, Lot 0000, 26 BEAVER ST.**
- 8) Property assessed from **2015 through 2025**, presently in the name of **COOK INDUSTRIAL ASSOCIATES LLC** to satisfy taxes of **\$9,376.43** plus all charges accrued thereon. Property described as **Assessor's Map 054, Block 0023, Lot 0000, 109 CENTRAL ST.**
- 9) Property assessed from **2023 through 2025**, presently in the name of **DEJESUS RICHARD** to satisfy taxes of **\$7,312.43** plus all charges accrued thereon. Property described as **Assessor's Map 060, Block 0000, Lot 0018, GARDNERS LA REAR.**
- 10) Property assessed from **2019 through 2025**, presently in the name of **DOWNTOWN CABARET THEATRE COMPANY OF BRIDGEPORT** to satisfy taxes of **\$431,601.27** plus all charges accrued thereon. Property described as **Assessor's Map 003, Block 008, Lot 06-2, 405R BIRMINGHAM BLVD.**
- 11) Property assessed from **2023 through 2025**, presently in the name of **DUFFUS KEICIA L** to satisfy taxes of **\$17,925.83** plus all charges accrued thereon. Property described as **Assessor's Map 041, Block 0068, Lot 0000, 53 FOURTH ST.**
- 12) Property assessed from **2023 through 2025**, presently in the name of **GEORGE J POLASEK REVOCABLE TRUST** to satisfy taxes of **\$36,125.65** plus all charges accrued thereon. Property described as **Assessor's Map 024, Block 0113, Lot 0000, Unit 14, 16 MAY ST.**
- 13) Property assessed from **2016 through 2025**, presently in the name of **GRANT-MACK TAMEKA L** to satisfy taxes of **\$3,923.26** plus all charges accrued thereon. Property described as **Assessor's Map 080, Block 0048, Lot 0001, 206 PRINDLE AVE REAR.**
- 14) Property assessed from **2023 through 2025**, presently in the name of **IGLESIA CRISTIANA ROSA DE SARON** to satisfy taxes of **\$21,542.05** plus all charges accrued thereon. Property described as **Assessor's Map 045, Block 0002, Lot 0000, 244 MAIN ST.**
- 15) Property assessed from **2011 through 2025**, presently in the name of **MARCUCIO JOHN N** to satisfy taxes of **\$79,660.09** plus all charges accrued thereon. Property described as **Assessor's Map 087, Block 0009, Lot 0002, 34 BENZ ST REAR.**

- 16) Property assessed from **2022 through 2025**, presently in the name of **MCSWEENEY DEBORAH** to satisfy taxes of **\$54,518.97** plus all charges accrued thereon. Property described as **Assessor's Map 023, Block 0024, Lot 0000, 141 HOWARD AVE.**
- 17) Property assessed from **2022 through 2025**, presently in the name of **MOLLEUR MICHAEL** to satisfy taxes of **\$38,398.02** plus all charges accrued thereon. Property described as **Assessor's Map 025, Block 0055, Lot 0000, 52 CLIFTON AVE.**
- 18) Property assessed from **2023 through 2025**, presently in the name of **NEGRON CAROLE** to satisfy taxes of **\$3,762.39** plus all charges accrued thereon. Property described as **Assessor's Map 042, Block 0056, Lot 0000, 29 WINTER ST.**
- 19) Property assessed from **2021 through 2025**, presently in the name of **NOORZADEH DOUGLAS** to satisfy taxes of **\$2,271.19** plus all charges accrued thereon. Property described as **Assessor's Map 053, Block 0053, Lot 0000, 81 JEWETT ST.**
- 20) Property assessed from **2019 through 2025**, presently in the name of **PARKS HARRIET** to satisfy taxes of **\$17,277.87** plus all charges accrued thereon. Property described as **Assessor's Map 082, Block 0016, Lot 0001, 303 KIMBERLY LA.**
- 21) Property assessed from **2022 through 2025**, presently in the name of **PEGUERO KATHY & PEGUERO CONRADO** to satisfy taxes of **\$4,155.63** plus all charges accrued thereon. Property described as **Assessor's Map 024, Block 0069, Lot 0000, 37 DAY ST.**
- 22) Property assessed from **2023 through 2025**, presently in the name of **PIRRONE JOANNE** to satisfy taxes of **\$12,385.47** plus all charges accrued thereon. Property described as **Assessor's Map 069, Block 0001, Lot, 0016, 16 MACINTOSH LA.**
- 23) Property assessed from **2013 through 2025**, presently in the name of **RAINBOW DEVELOPMENT INC** to satisfy taxes of **\$2,736.08** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 0025, Lot 024B, 28B SHEASBY RD.**
- 24) Property assessed from **2011 through 2025**, presently in the name of **RAINBOW DEVELOPMENT INC** to satisfy taxes of **\$44,880.99** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 008, Lot 0029, 29 SHEASBY RD.**
- 25) Property assessed from **2011 through 2025**, presently in the name of **RAINBOW DEVELOPMENT INC** to satisfy taxes of **\$47,806.60** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 005, Lot 0026, 35 SHEASBY RD.**
- 26) Property assessed from **2011 through 2025**, presently in the name of **RAINBOW DEVELOPMENT INC** to satisfy taxes of **\$43,965.15** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 0038, Lot 00010, 36 SHEASBY RD.**

- 27) Property assessed from **2011 through 2025**, presently in the name of **RAINBOW DEVELOPMENT INC** to satisfy taxes of **\$44,445.27** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 0004, Lot 0025, 37 SHEASBY RD.**
- 28) Property assessed from **2011 through 2025**, presently in the name of **RAINBOW DEVELOPMENT INC** to satisfy taxes of **\$30,521.60** plus all charges accrued thereon. Property described as **Assessor's Map 105, Block 0026, Lot 0012, 17 WOODBRIDGE MANOR RD.**
- 29) Property assessed from **2023 through 2025**, presently in the name of **ZADROZNY MICHELLE** to satisfy taxes of **\$12,699.39** plus all charges accrued thereon. Property described as **Assessor's Map 041, Block 0042 Lot 0000, 256 N STATE ST.**
- 30) Property assessed from **2012 through 2025**, presently in the name of **ZELANIN RUSSELL A** to satisfy taxes of **\$96,939.38** plus all charges accrued thereon. Property described as **Assessor's Map 065, Block 0031, Lot 0001, 72 MYRTLE AVE.**