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# Town of Southington

## Tax Collector

75 Main Street, PO Box 579  
Southington, CT. 06489

Telephone Number: (860)-276-6259

Facsimile Number: (860)-276-6265

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### Tax Sale - Frequently Asked Questions

Q: There is a need for \$3000 certified funds as a good faith gesture. Who is that check made out to?

A: "CT State Marshal David Hubbs-Trustee."

Q: What if my bid is NOT acceptable and I do not win the bid.

A: The State Marshall will only take the \$3000 check with a successful bid. At the time of the auction, the State Marshall views the check for compliance purposes, but takes possession only in the event of an award of bid.

Q: What increments of bid will be used in the bidding process?

A: \$100 minimum.

Q: Full payment on the successful bid is required within 7 business days?

A: Yes

Q: What, if after the successful selection as a bidder, I am unable to come up with the balance?

A: The \$3,000 is forfeited.

Q: When does title pass?

A: There is a 6 month redemption period, after which title will pass. During that 6 month period, the taxpayer may redeem their property at any time.

Q: What happens if the owner decides to redeem their property?

A: The property owner/taxpayer is responsible for reimbursing the successful bidder for all legitimate costs and investment, plus interest at the rate of 1.5% per month.

Q: Can I see the properties prior to the auction?

A : No. No one, including a State Marshall has no right to trespass except on official business and cannot somehow confer that right to someone else. The properties and all right associated with trespass are in place with the taxpayer.

Bidders can do their due diligence by checking assessor's records etc.

Q: What happens to previous liens at the end of the 6 month redemption period?

A: They are extinguished.

Q: Once an individual wins the bid, do they need insurance on the property?

A: Good business practices are incumbent on the successful bidder but it is their choice.

Q: What about the people living there?

A: In the case of owner occupied property, the court would probably be justified in issuing an order of ejectment. In the case of rental property, the rules of the housing code will most likely apply.

World Wide Web Address: <http://www.southington.org>