

**FORECLOSURE BY SALE FACT
SHEET - NOTICE TO BIDDERS**

JD-CV-80 Rev. 10-10
June Special Session, Public Act No. 09-3

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov

Name of case (Plaintiff v. Defendant)		Docket number	
Address of property			
Size, type and age of property			
Appraisal date	Appraisal value	Number of bedrooms	Number of bathrooms
Annual property taxes	Taxes paid to date? <input type="checkbox"/> Yes <input type="checkbox"/> No	If vacant, how long	

Notice To Bidders

Pursuant to a judgment of foreclosure by sale rendered by the Superior Court for the Judicial District of

_____ at _____

in the case of _____

Docket No. _____ the property known as _____

is being sold at public auction on Saturday, _____ at 12:00 noon.

The property is legally described in **Attachment A**.

The sale is subject to approval by the Court.

Anyone wishing to participate in the bidding, except the foreclosing plaintiff, must register with the Committee prior to the auction and present for the Committee's examination a certified or bank check in the amount of (Amount of Deposit)

\$ _____ Amount of Deposit in words _____

Qualified bidders will be issued numbers, and bidding will be conducted and recorded by those numbers. The Committee must collect all deposit checks from bidders when bidders register to bid. The successful bidder will be required to endorse the check to the Clerk of the Superior Court at the conclusion of the auction.

A report of the results of this auction will be submitted promptly to the Court for approval. The successful bidder must be prepared to pay the balance of the purchase price within thirty (30) days after the approval of the sale. The deposit may be ordered forfeited if the successful bidder fails to complete the transaction within the thirty-day period.

The property is being sold "as is," subject to no contingencies whatsoever. The Committee makes no warranties, either express or implied, concerning the property's condition, and no adjustments will be made for any defects that may be discovered after this date. The Committee makes no representations of any kind as to the environmental condition of the property. **All bids are to be made based on the bidder's own information and knowledge of the property, learned through his or her own efforts, and not on any representation or comments made by the Committee.**

The property is being sold free and clear of the liens(s) being foreclosed, and of all interests subsequent in right to that lien. The property is being sold subject to:

A.) All taxes due the city of _____ not foreclosed by this action. The Tax Collector has advised the Committee that the outstanding balance on these taxes is \$ _____, plus accruing interest. The Committee makes no representations as to the accuracy of this information.

B.) Water and Sewer use charges not foreclosed by this action. The Regional Water Authority and the Water Pollution Control Authority have advised the Committee that the outstanding balance on these charges total \$ _____ plus accruing interest. The Committee makes no representations as to the accuracy of this information.

C.) All building and zoning regulations of the the city of _____ which affect this property.

D.) All building lines, easements, restrictions and all other matters concerning this property which appear of record.

E.) The rights of any person in possession or occupancy of the property who have not been made parties to this foreclosure action.

F.) The right of the United States of America to redeem the property, if applicable under Federal law.

G.) Any other liens on this property which have not been foreclosed by this action.

The successful bidder must record the committee deed within 30 days of the closing.

Any additional information, including but not limited to special features and other information regarding the property, is included as Attachment _____.

Committee for Sale (Name) _____

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA/