

**FORECLOSURE BY SALE
COMMITTEE DEED**STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.govRaymond Watercourt, Jr.
Address:
P.O. Box 1591
New London, CT 06320

Doc ID: 003365690004 Type: LAN

BK **726** PG **643-646**

WHEREAS, by judgment of Foreclosure by Sale rendered on (date) 9/24/2025, by the Superior Court for the
Judicial District of New London, being Docket No. KNL CV 24-6070758S, wherein
Town of Montville

_____ is Plaintiff and
Carol Ellen Panek, James Riley, Representatives and Creditors of George E. Nelson, III, Widow and Heirs of George E.
Nelson, III, Representatives and Creditors of Thomas Alan Nelson, Widow and Heirs of Thomas Alan Nelson,
Representatives and Creditors of Barbara Louise Cotti, Widower and Heirs of Barbara Louise Cotti, Ronald John
Cotti Jr., Matthew James Cotti, Jonathan Cotti, See attached list for additional Defendants _____ Is Defendant,

brought by complaint dated 9/13/2024 claiming a foreclosure of a mortgage lien on premises known as
(street, lot #, or other) 192 Maple Avenue, Montville

_____, Connecticut,
Denise Ansell

_____ of Connecticut was duly appointed Committee ("Committee")
and directed to sell the premises and convey the same to the purchaser, and
WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to
Town of Montville

_____ of Montville, Connecticut
_____, for the sum of
Forty Thousand Five Hundred Forty Five Dollars and 02/100 Cents

_____ (\$ 40,545.02) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the
Superior Court, to which reference is herein made.

NOW KNOW YE, THAT I, Denise Ansell

Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of
Forty Thousand Five Hundred Forty Five Dollars and 02/100 Cents

_____ (\$ 40,545.02) DOLLARS received to my full satisfaction of
Town of Montville

_____, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto
Town of Montville

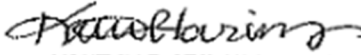
_____ and unto his/her their successors and assign forever a parcel of land,
together with the improvements thereon, known as (street, lot #, other) 192 Maple Avenue, Montville

Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back/page 2)

NO CONVEYANCE TAX COLLECTED

Print Form


MONTVILLE, CT TOWN CLERK

To have and to hold the above granted and bargained premises, with the ap
his/her/their successors and assigns forever to his/her/their and his/her/their ow...

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full
power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/lien being foreclosed, and of all claims
subsequent in right thereto, the holders of which are bound by this action.

Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/lien
foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning
regulations of the Town of Montville

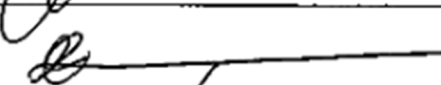
and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an
accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 29th day of April 20 26

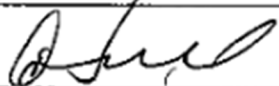
Signed in the presence of:



Print name of signer Adam A. Laben



Print name of signer GEORGE FISHER

Committee: 

Print name of committee Denise Ansell

STATE OF CONNECTICUT

COUNTY OF New London

SS. New London

The foregoing instrument was acknowledged before me this 29th day of April 20 26

by Denise Ansell, COMMITTEE

Signed 

Adam A. Laben

Commissioner of the Superior Court/Court Clerk/Notary

Print name of person signing at left

Date your commission expires

The foregoing committee deed is approved this 13th day of May 20 26

Judge of the Superior Court: 

Property Description

a certain

tract or parcel of land, with buildings thereon, situated in the Town of Manville, County of New London and State of Connecticut; and bounded and described as follows, to wit:-

Beginning at a point on the southeasterly line of Maple Avenue at the northwesterly corner of the land conveyed and the north-easterly corner of land of Rosaire Lefebvre at a merestone, and running thence northeasterly along said southeasterly line of Maple Avenue through another merestone to land of Kende W. Roselund and Victor M. Roselund and on iron stake driven in the ground; thence southeasterly bounding northeasterly on said Roselund land about one hundred seventy-two (172) feet; thence southeasterly bounding southeasterly on said Roselund land about fifty-six (56) feet; thence again southeasterly bounding northeasterly on said Roselund land about two hundred eighty-one (281) feet to an iron rod driven in the ground at land of Rosaire Lefebvre; thence southeasterly abutting southeasterly on said Lefebvre land by and with a stone wall to a corner in the wall; thence northwesterly bounding southwesterly on said Lefebvre land by and with said wall about thirty-two (32) feet to another corner in the wall; thence southwesterly bounding southeasterly on said Lefebvre land by and with said wall about forty-five (45) feet to another corner in said wall at its junction with a fence and thence northwesterly bounding southwesterly on said Lefebvre land along the line of said fence about four hundred twenty-one (421) feet to said merestone at the point of beginning.

**FORECLOSURE BY SALE COMMITTEE DEED
LIST OF ADDITIONAL DEFENDANTS
KNL-CV24-6070758S**

State of Connecticut Department of Revenue Services, State of Connecticut Office of Probate
Administration, Frank Panek and Citizen's Bank.

Received for Record at Montville, CT
On 08/04/2026 At 4:22:05 pm

Hawthorn