

TOWN OF MONTVILLE
Office of the Mayor
310 Norwich-New London Turnpike, Uncasville, CT 06382



September 11, 2026

In accordance with Section 8-24 of the Connecticut General Statutes, the Office of the Mayor and Finance Department hereby refer the proposed sale of the residential property located at 192 Maple Ave in Montville, to the Planning and Zoning Commission for review and report to the Town Council. The proposed sale includes a two-story residential structure on 1.5 acres in an R20 zoned location.

I thank the Commission members for their continued service and attention to the matter.

Sincerely,



Leonard Bunnell
Mayor



Julie Chapman
Finance Director

**FORECLOSURE BY SALE
COMMITTEE DEED**



Doc ID: 003365690004 Type: LAN

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

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

Name of person submitting deed for recording:

Raymond Baribeault, Jr.

Address:

**P.O. Box 1591
New London, CT 06320**

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 appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

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

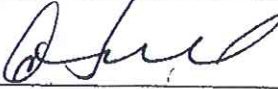
Signed in the presence of:

▶ 

Print name of signer Adam A. Laben

▶ 

Print name of signer GEORGE FISHER

Committee: 

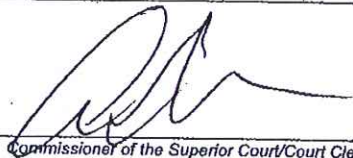
Print name of committee Denise Ansell

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 Montville, 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 Hilda W. Rosalund and Victor R. Rosalund and an iron stake driven in the ground; thence southeasterly bounding northeasterly on said Rosalund land about one hundred seventy-two (172) feet; thence southwesterly bounding southeasterly on said Rosalund land about fifty-six (56) feet; thence again southeasterly bounding northeasterly on said Rosalund land about two hundred eighty-one (281) feet to an iron rod driven in the ground at land of Rosaire Lefebvre; thence southwesterly 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

Handwritten signature