



The City of Danbury, CT

Sealed Bid Request

BID TITLE: Bid #06-15-16-02 "Assignment of Delinquent Real Property Tax Liens of the City of Danbury"

DATE BID OPENING: Thursday, July 7, 2016

TIME: 10:00 AM

LOCATION: Purchasing Department, City Hall, 155 Deer Hill Avenue, Danbury, CT 06810

Bid Bond or Certified Check required if awarded the bid: \$50,000.00

Performance Bond required if awarded bid: Not Applicable

The City of Danbury reserves the right to accept or reject any or all bids or any portion thereof, to waive technicalities, and to award the contract as deemed to best serve the public interest.

Omit State and Federal Taxes

All prices must be FOB Destination (Danbury, CT) unless otherwise specified

Dated in Danbury: June 7, 2016

Purchasing Agent

Charles J. Volpe, Jr.

Pursuant to and in accordance with the Invitation to Bid, Instructions to Bidders, and specifications relating thereto, the undersigned hereby offers to purchase the assignment of delinquent real property tax liens of the City of Danbury itemized on the attached report for the prices listed below:

Complete accompanying proposal pages

Company: _____ Phone: _____

Address: _____ Fax: _____

_____ E-mail: _____

Submitted
By(signature) _____

Payment Terms: _____

Signed
By(print/type) _____

Title: _____

Dated: _____

PROPOSAL

Pursuant to and in accordance with the Invitation to Bid, Information for Bidders, and specifications relating thereto, the undersigned hereby offers to purchase the assignment of delinquent real property tax liens of the City of Danbury itemized on the attached report for the prices listed below:

FOR DELINQUENT TAX LIENS WITH BID PRICING OF 100% (ONE HUNDRED PERCENT) OR BETTER AS ITEMIZED ON A SEPARATELY ATTACHED REPORT:

Summary Proposal:

PRINCIPAL:

LUMP SUM (in words) _____ Dollars and _____ Cents
(in figures) \$ _____

INTEREST:

LUMP SUM (in words) _____ Dollars and _____ Cents
(in figures) \$ _____

CHARGES (The sum of Lien plus "Wfee"):

LUMP SUM (in words) _____ Dollars and _____ Cents
(in figures) \$ _____

TOTAL (The sum of "PRINCIPAL", "INTEREST", and "CHARGES"):

LUMP SUM (in words) _____ Dollars and _____ Cents
(in figures) \$ _____

The above represents the summary proposed bid for those delinquent tax liens in which the purchaser is willing to pay at least 100% of the total (principal, accrued interest, and charges) listed amount of lien.

All sums collected by the Purchaser awarded the Assignment shall be retained by the Purchaser.

The price stated above may increase to reflect any additional statutory interest charges as well as any other charges due to the City for administrative and legal costs with respect to each lien to be assigned which accrue after July 31, 2016 and before the Closing Date. Likewise, the Purchase Price shall be decreased to reflect any delinquent tax payments made subsequent to the contract execution date.

Each bid shall be held firm by the Prospective Purchaser for a period of not less than sixty (60) days and an award of the Assignment Agreement shall be made within said period. The closing date shall be no later than thirty (30) days following award.

Bid Security (bond or check) in the amount of \$50,000.00 is enclosed.

A Certificate of Insurance will be required at the time of execution of contract evidencing general and professional liability coverage in an amount of at least \$2,000,000 and contractual liability coverage in an amount sufficient to cover the obligations of the Prospective Purchaser hereunder and under the Assignment Agreement.

Bidder _____

REQUEST FOR PROPOSALS
ASSIGNMENT OF DELINQUENT REAL PROPERTY TAX LIENS

The City of Danbury, Connecticut (the "City") is requesting written sealed proposals from interested parties ("Purchasers" and referred to in the Assignment Agreement as the "Assignee") for the assignment totaling approximately \$889,972.02 of the **2014 and prior** delinquent municipal property tax liens listed on Exhibit A attached hereto (hereinafter referred to as the "Delinquent Tax Liens") pursuant to the provisions of the Connecticut General Statutes §12-195h attached as Exhibit B (the "Act"), in accordance with the terms of this Request for Proposal (hereinafter collectively referred to as the "RFP").

The Transaction

The City intends to assign the Delinquent Tax Liens identified in Exhibit A to a third party in accordance with the provisions of the Connecticut General Statutes §12-195h, this RFP and the terms/conditions of the contract document appended hereto as Exhibit C, entitled, "AGREEMENT FOR THE ASSIGNMENT OF CERTAIN REAL PROPERTY TAX LIENS OF THE CITY OF DANBURY," (hereinafter the "Assignment Agreement") **which the Purchaser must execute without modification.** In return for the assignment of these liens, the Purchaser agrees to pay the price identified in the Prospective Purchaser's proposal(s), subject to the adjustments identified herein (hereinafter the "Purchase Price").

Purchaser's Responsibility to Review

The Purchaser is expected to price each listed lien when submitting their proposal(s).

Withdrawal of Liens by the City

The City reserves the right to withdraw any Delinquent Tax Lien or Liens from the list of liens to be assigned prior to the date of the contract award. Any liens withdrawn by the City in accordance with this section will be deleted from the assignment of the Delinquent Tax Liens and the bid, and, therefore, the Purchase Price shall be reduced based upon the individually priced lien as proposed.

Subsequent to the award, the City will be permitted to withdraw any Delinquent Tax Liens from the list of liens to be assigned. In the event of any such withdrawal, the Purchase Price shall be reduced based upon the individually priced lien as proposed.

The final list of liens to be assigned ("Final List"), reflecting all deletions and adjustments required by the provisions of the RFP shall be confirmed by authorized signatures of both parties on the closing date and shall be deemed final and binding. Said list, attached hereto as Exhibit A, shall be incorporated into the Assignment Agreement.

Assignment of Future Tax Liens

Subject to the prior authorization of the City Council, the City may, at its option, with the consent of the Assignee, assign future tax liens (hereinafter referred to as the "Future Tax Liens") to the Assignee relating to the same property as previously Assigned Liens. Each such assignment shall be completed in the same manner as the initial assignments hereunder and shall be subject to all applicable provisions hereof relating to Delinquent Tax Liens and to all of the provisions of the Assignment Agreement relating to Assigned Liens as well as to all of provisions of law existing at the time of the assignment.

Any such Future Tax Lien that the Assignee does not elect to obtain through assignment in accordance with this section shall continue as a lien upon the subject property and shall have priority over any and all liens on the subject property previously assigned to the Assignee. The City shall be entitled to enforce payment of any tax delinquency secured by any such lien in any manner permitted by law. Any receipt of tax payments by the Assignee with respect to property that is subject to a Future Tax Lien that the Assignee has not elected to obtain through assignment shall be paid to the City, until said Future Tax Lien shall have been paid in full.

In the even that the City Council does not authorize the assignment of a Future Tax Lien, the City agrees that it will not commence any action to foreclose any such Future Tax Lien for a period of one (1) year from the date of filing of the continuation certificate relating to said Future Tax Lien, which period shall be extended if the City determines that the Assignee has commenced an action to foreclose an Assigned Lien relating to the same property and is proceeding with said foreclosure action in good faith and with due diligence.

The terms of the Assignment Agreement between the Purchaser and the City relating to Delinquent Tax Liens shall also apply to Future Tax Liens.

Administration of Accounts

The Purchaser shall be required to collect and process all liens at its cost. Such processing shall include the recording of evidence of the assignment on the land records for all liens on the final List. The Purchaser shall be responsible for all collection and enforcement efforts with respect to such liens, including all lawful collection procedures and, as the Purchaser deems appropriate and lawful foreclosure proceedings. There shall be an automatic stay for foreclosure actions on all **XXX** or newer liens for a period of one year after contract date. However, the City will, at its discretion, entertain possible exceptions on a case by case basis.

The Purchaser shall provide the Danbury Tax Collector with a monthly report listing all accounts on the Final List and the status of each as to collection. The proposal shall include a form of the proposed monthly report.

Assignment by Purchaser

The Assignee may assign any or all of its interests, rights and obligations under this Agreement with respect to the Assigned Liens, provided however that prior to the assignment of any of the Assigned Liens, Assignee shall notify the City. The City shall not unreasonably withhold its consent to such further assignment. If the City does not object to the further assignment within sixty (60) days of notification by Assignee, the City shall be deemed to have consented to the assignment. In addition and notwithstanding anything herein to the contrary, Assignee shall have the right to freely assign the Assigned Liens either to an affiliate or for the purpose of financing only, without restriction. The term "affiliate" shall mean any person or entity controlling, controlled by or under common control of the Assignee. In the event of any such assignment, sale or conveyance, the provisions of this RFP and of the Assignment Agreement and any amendments hereto or thereto shall be binding upon the subsequent assignee and upon the heirs, successors and assigns of the parties hereto and of the subsequent assignee. Any assignment, sale or conveyance by the Assignee of any Delinquent Tax Lien, or any interest therein, shall not modify, relieve, terminate or discharge any of the Assignee's obligations under the Assignment Agreement or this RFP, except as agreed to by the City.

Proposal Requirements

The proposal must be signed by the bidder's authorized agent. The proposal shall describe in detail the Prospective Purchaser's proposal, as well as the name, title and telephone number of the person to whom the City may direct questions concerning the proposal. The letter shall also include a statement by the Prospective Purchaser accepting all of the terms and conditions contained in the RFP and in the Assignment Agreement. The proposal shall include a bid for each lien to be assigned and for the summary bulk amount of the liens.

The City will consider alternative proposals which may be deemed to be in the best interests of the City.

All bids shall be considered final.

Each bid shall be accompanied by a bid bond in the form of a certified check or a surety bond, acceptable to the City, in the amount of \$50,000.00. The bid bond shall be returned to each bidder following the execution of the contract.

Each proposal shall contain, as a minimum, the following information:

- A statement setting forth the specific terms of the Prospective Purchaser's proposal, including the information requested herein and agreeing to accept the terms and conditions set forth herein and in the Assignment Agreement;
- A statement of those qualifications which give the Prospective Purchaser the ability to complete the assignment and perform the duties and obligations created by this RFP and the Assignment Agreement;
- The qualifications of staff members who will be responsible for the management of the City account. The City shall be notified prior to the change or replacement of any staff member involved in the management of the City account;
- Disclosure of principals of the Prospective Purchaser;
- A list of similar engagements with other local government entities with references;
- The Prospective Purchase will provide evidence of the scope of the administrative support it has in place to facilitate the collection, execution, payment, accounting, allocation, distribution and release of Delinquent Tax Liens;
- A statement in which the Prospective Purchaser represents that it is neither under any legal disability nor subject to any threatened or pending litigation which would adversely affect its ability to perform any of the duties or obligations imposed upon it by this RFP or by the Assignment Agreement.

Evaluation and Award

The City shall award the Assignment Agreement to the Prospective Purchaser whose proposal is deemed to be in the best interests of the City. The City reserves the right to withdraw, extend, re-offer or amend this RFP at any time. The City may in its sole discretion, reject any or all bids received or waive any defects in the same.

The parties will execute and deliver the Assignment Agreement and all other closing documents required by the City on the closing date in return for the Purchase Price bid for the Delinquent Tax Liens on the Final List as adjusted in accordance with the provisions of this RFP.

Each bid shall be held firm by the Prospective Purchaser for a period of not less than sixty (60) days and an award of the Assignment Agreement shall be made within said period. The closing date shall be no later than thirty (30) days following the award.

The City shall not be liable for any costs incurred in the preparation of a response to this RFP.

Terms, Conditions and Closing Documents

The Purchaser shall be responsible for exercising due diligence in evaluating any risk that may be associated with any Delinquent Tax Lien or Future Tax Lien. The City makes no representations or warranties as to the title to any property or as to the collectability of any Delinquent Tax Lien or any Future Tax Lien. However, in the event that a court of competent jurisdiction determines, by a final, non-appealable judgment, that any lien on the Final List is unenforceable due solely to the negligence or error of the City, the City shall refund the Purchase Price of the individual account, without interest, based upon the offering price of the unenforceable lien or liens, including principal, interest and other charges, as identified in the purchaser's proposal. The Purchaser shall thereupon reassign the said lien or liens to the City.

The Purchaser agrees to maintain any and all properties that the Purchaser acquires through foreclosure or in any other manner within the City of Danbury. The Purchaser agrees to pay all taxes, fees and charges due to the City as they accrue with respect to any property so acquired.

The Purchaser shall represent and warrant to the City of Danbury that it will be duly organized and in good standing under the laws of the State of Connecticut, or if organized in another state, then qualified to do business in the State of Connecticut;

The Purchaser shall not conduct a Tax Sale pursuant to Connecticut General Statutes §12-157 with regard to any of the Delinquent Tax Liens.

The Purchaser authorizes the Secretary of State to accept service on its behalf;

The Purchaser shall comply with all relevant federal, state and local laws and regulations, including, but not limited to those pertaining to collection practices and procedures and tax collection and undertake the transactions contemplated by this RFP and any further assignment transactions, if any, in compliance with all applicable state and federal securities laws, or represent that such transactions shall be exempt from such securities laws;

The Purchaser shall agree upon execution of the Assignment Agreement to indemnify and hold harmless the City, its employees, agents and officials, including any of the foregoing sued as individuals, from any lawsuit, counterclaim, or administrative proceeding seeking money damage, refund or discharge of taxes, equitable or other relief of any kind, arising from or in connection with (i) the exercise of the power and authority granted by this RFP or the Assignment Agreement over the Assigned Liens (ii) any unlawful act in connection with the collection efforts by the Assignee (iii) the institution of foreclosure of any of the Assigned Liens in violation of applicable law (iv) any violation of any state or federal securities or blue sky law, statute, rule or regulation (v) any unlawful act of the Assignee, its officers and employees, to collect amounts secured by the

Assigned Liens or (vi) any inaccuracy or misrepresentation in or breach of any representations, warrants, covenants or agreements made by Assignee in response to this RFP or in the Assignment Agreement. Such indemnification shall include payment of any judgment as well as any legal fees or costs incurred by the City;

The Purchaser shall agree to keep on file with the Tax Collector and City Clerk its corporate, partnership or LLC resolution, which sets forth the current address of the Purchaser for payment purposes. Such resolution shall (if a corporate resolution) be accompanied by a secretary's certification and seal, or (if a partnership or LLC) a certification containing the notarized signatures of all partners or members of an LLC;

The Purchaser shall agree that upon the resolution of all Delinquent Tax Liens, it shall provide a full and final accounting in form acceptable to the City and shall not terminate its responsibilities pursuant to this RFP or the Assignment Agreement without the written consent of the City;

In the event of a conflict between the terms of this RFP and the Terms of the Assignment Agreement, the terms of the Assignment Agreement shall control.

Submission and Deadline

All proposals shall be submitted to the Purchasing Agent and must be received no later than 10:00 A.M. on July 7, 2016.

One (1) original and two (2) copies of each written sealed proposal must be clearly identified as Bid #02-10-11-06 "ASSIGNMENT OF DELINQUENT REAL PROPERTY TAX LIENS OF THE CITY OF DANBURY" and addressed to:

Office of the Purchasing Agent
155 Deer Hill Avenue
Danbury, CT 06810

Questions on any part of this RFP Should be directed to:

Scott M. Ferguson, CCMC
Tax Collector
City Hall
155 Deer Hill Avenue
Danbury, CT 06810
Telephone 203-797-4540
Fax 203-796-1547

EXHIBIT A
(LIST OF TAX LIENS)

See Attached Excel Spreadsheet - Delinquent Tax Lien 2015 Exhibit A

Bidders may obtain the Excel version of the attached spreadsheet by contacting the Purchasing Dept. at 203-797-4571

<u>Unique-ID</u>	<u>Bill #</u>	<u>Name</u>	<u>Prop Loc/Vehicle Info</u>	<u>Tax Due</u>	<u>INT Due</u>	<u>Lien Due</u>	<u>Fee Due</u>	<u>Total Due</u>
D15004-185	2013-01-0022731	REID C CLAYTON	P : 55 MILL PLAIN RD 28-8	1,081.89	229.00	24.00	0.00	1,334.89
D15004-185	2014-01-0022731	REID C CLAYTON	P : 55 MILL PLAIN RD 28-8	3,939.44	384.09	24.00	0.00	4,347.53
D15004-185 Total				5,021.33	613.09	48.00	0.00	5,682.42
D15004-26	2013-01-0023561	ALFANI LUIGI & ADELE	P : 55 MILL PLAIN RD 5-3	3,377.68	455.98	24.00	0.00	3,857.66
D15004-26	2014-01-0023561	ALFANI LUIGI & ADELE	P : 55 MILL PLAIN RD 5-3	3,939.44	384.09	24.00	0.00	4,347.53
D15004-26 Total				7,317.12	840.07	48.00	0.00	8,205.19
D16024	2013-01-0026321	KEN OAKS PROP OWNRS	P : 119 BOULEVARD DR	454.02	105.56	24.00	0.00	583.58
D16024	2014-01-0026321	KEN OAKS PROP OWNRS	P : 119 BOULEVARD DR	929.76	90.64	24.00	0.00	1,044.40
D16024 Total				1,383.78	196.20	48.00	0.00	1,627.98
D16039	2013-01-0026431	STEWART ROBERT P & B	P : 7 KIMBERLY TL	4,912.80	1,363.30	24.00	0.00	6,300.10
D16039	2014-01-0026431	STEWART ROBERT P & B	P : 7 KIMBERLY TL	5,030.28	490.46	24.00	0.00	5,544.74
D16039 Total				9,943.08	1,853.76	48.00	0.00	11,844.84
E15105-204	2013-01-0037011	VINELLI PAUL	P : 36 MILL PLAIN RD 204	531.09	110.42	24.00	0.00	665.51
E15105-204	2014-01-0037011	VINELLI PAUL	P : 36 MILL PLAIN RD 204	2,023.44	197.29	24.00	0.00	2,244.73
E15105-204 Total				2,554.53	307.71	48.00	0.00	2,910.24
E15105-210	2013-01-0037071	EXECUTIVE OFFICE CEN	P : 36 MILL PLAIN RD 210	27.81	3.75	24.00	0.00	55.56
E15105-210	2014-01-0037071	EXECUTIVE OFFICE CEN	P : 36 MILL PLAIN RD 210	2,229.72	217.40	24.00	0.00	2,471.12
E15105-210 Total				2,257.53	221.15	48.00	0.00	2,526.68
E15105-211	2013-01-0037081	EXECUTIVE OFFICE CEN	P : 36 MILL PLAIN RD 211	451.95	94.91	24.00	0.00	570.86
E15105-211	2014-01-0037081	EXECUTIVE OFFICE CEN	P : 36 MILL PLAIN RD 211	1,851.04	180.48	24.00	0.00	2,055.52
E15105-211 Total				2,302.99	275.39	48.00	0.00	2,626.38
E20073	2013-01-3166981	SYCAMORE TRAILS GROU	P : 35 CANNONBALL DR	1,678.77	428.09	24.00	0.00	2,130.86
E20073	2014-01-3166981	SYCAMORE TRAILS GROU	P : 35 CANNONBALL DR	2,291.88	223.46	24.00	0.00	2,539.34
E20073 Total				3,970.65	651.55	48.00	0.00	4,670.20
F04018	2013-01-0041621	BECKENBACH RICHARD &	P : INDIAN HEAD RD	496.80	104.33	24.00	0.00	625.13
F04018	2014-01-0041621	BECKENBACH RICHARD &	P : INDIAN HEAD RD	2,034.72	198.38	24.00	0.00	2,257.10
F04018 Total				2,531.52	302.71	48.00	0.00	2,882.23

<u>Unique-ID</u>	<u>Bill #</u>	<u>Name</u>	<u>Prop Loc/Vehicle Info</u>	<u>Tax Due</u>	<u>INT Due</u>	<u>Lien Due</u>	<u>Fee Due</u>	<u>Total Due</u>
F14106	2013-01-0052461	MILLER LESLIE W	P : 10 CHELSEA DR	2,475.14	37.13	24.00	0.00	2,536.27
F14106	2014-01-0052461	MILLER LESLIE W	P : 10 CHELSEA DR	10,334.68	1,007.64	24.00	0.00	11,366.32
F14106 Total				12,809.82	1,044.77	48.00	0.00	13,902.59
G03027	2010-01-0056531	ESPITEE CHARLES & ET	P : 7 HULL RD	338.80	276.98	24.00	0.00	639.78
G03027	2011-01-0056531	ESPITEE CHARLES & ET	P : 7 HULL RD	350.68	223.56	24.00	0.00	598.24
G03027	2012-01-0056531	ESPITEE CHARLES & ET	P : 7 HULL RD	305.52	139.78	24.00	0.00	469.30
G03027	2013-01-0056531	ESPITEE CHARLES & ET	P : 7 HULL RD	314.64	87.32	24.00	0.00	425.96
G03027	2014-01-0056531	ESPITEE CHARLES & ET	P : 7 HULL RD	322.16	31.41	24.00	0.00	377.57
G03027 Total				1,631.80	759.05	120.00	0.00	2,510.85
G03099	2007-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TRL	1,104.39	952.61	24.00	308.55	2,389.55
G03099	2008-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TRL	1,493.92	1,759.09	24.00	487.95	3,764.96
G03099	2009-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TRL	1,655.64	1,651.50	24.00	496.07	3,827.21
G03099	2010-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TRL	1,713.32	1,400.64	24.00	467.09	3,605.05
G03099	2011-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TRL	1,773.36	1,130.50	24.00	435.58	3,363.44
G03099	2012-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TRL	1,310.52	599.57	24.00	286.51	2,220.60
G03099	2013-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TL	1,349.64	374.53	24.00	258.63	2,006.80
G03099	2014-01-0057171	FOSNAUGH & WILLIAMS	P : MAPLE TL	1,381.92	134.73	24.00	233.50	1,774.15
G03099 Total				11,782.71	8,003.17	192.00	2,973.88	22,951.76
G04008	2013-01-0057351	LOPES CESAR M	P : 53 PEMBROKE RD	46.04	6.91	24.00	0.00	76.95
G04008	2014-01-0057351	LOPES CESAR M	P : 53 PEMBROKE RD	1,571.28	153.20	24.00	0.00	1,748.48
G04008 Total				1,617.32	160.11	48.00	0.00	1,825.43
G05015-120	2010-01-0058411	VALENTINO NELLIE M &	P : 136 PEMBROKE RD #GAR	134.72	110.14	24.00	0.00	268.86
G05015-120	2011-01-0058411	VALENTINO NELLIE M &	P : 136 PEMBROKE RD #GAR	139.44	88.90	24.00	0.00	252.34
G05015-120	2012-01-0058411	CITIMORTGAGE INC	P : 136 PEMBROKE RD #GAR	187.60	85.82	24.00	0.00	297.42
G05015-120	2013-01-0058411	CITIMORTGAGE INC	P : 136 PEMBROKE RD GAR 1	193.20	53.61	24.00	0.00	270.81
G05015-120	2014-01-0058411	CITIMORTGAGE INC	P : 136 PEMBROKE RD GAR 1	197.84	19.81	24.00	0.00	241.65
G05015-120 Total				852.80	358.28	120.00	0.00	1,331.08
G10030	2013-01-0065661	LEWIS RUTH A TR	P : 183 KOHANZA ST	3,099.42	790.35	24.00	0.00	3,913.77
G10030	2014-01-0065661	LEWIS RUTH A TR	P : 183 KOHANZA ST	4,951.16	482.73	24.00	0.00	5,457.89
G10030 Total				8,050.58	1,273.08	48.00	0.00	9,371.66

<u>Unique-ID</u>	<u>Bill #</u>	<u>Name</u>	<u>Prop Loc/Vehicle Info</u>	<u>Tax Due</u>	<u>INT Due</u>	<u>Lien Due</u>	<u>Fee Due</u>	<u>Total Due</u>
G10090	2013-01-0066251	DARDIS RICHARD	P : 29 CLAPBOARD RIDGE RD	1,413.12	392.14	24.00	0.00	1,829.26
G10090	2014-01-0066251	DARDIS RICHARD	P : 29 CLAPBOARD RIDGE RD	1,446.92	141.08	24.00	0.00	1,612.00
G10090 Total				2,860.04	533.22	48.00	0.00	3,441.26
G10150	2013-01-0066661	MILLS ROBERT S & EDN	P : 17 FARM ST	2,695.15	40.42	24.00	0.00	2,759.57
G10150	2014-01-0066661	MILLS ROBERT S & EDN	P : 17 FARM ST	4,219.24	411.37	24.00	0.00	4,654.61
G10150 Total				6,914.39	451.79	48.00	0.00	7,414.18
G10155	2013-01-3130511	MARTINEZ JOSE A	P : 9A FARM ST	2,199.72	511.43	24.00	0.00	2,735.15
G10155	2014-01-3130511	MARTINEZ JOSE A	P : 9A FARM ST	4,504.64	439.20	24.00	0.00	4,967.84
G10155 Total				6,704.36	950.63	48.00	0.00	7,702.99
G11084	2013-01-0067541	MCKOAN ANNA N	P : 11 CLAPBOARD RIDGE RD	6,733.71	1,717.10	24.00	0.00	8,474.81
G11084	2014-01-0067541	MCKOAN ANNA N	P : 11 CLAPBOARD RIDGE RD	9,193.00	896.32	24.00	0.00	10,113.32
G11084 Total				15,926.71	2,613.42	48.00	0.00	18,588.13
G13155	2013-01-0069391	SMITH ERNEST A & ALI	P : 30 DAVIS ST	18.40	3.04	24.00	0.00	45.44
G13155	2014-01-0069391	SMITH ERNEST A & ALI	P : 30 DAVIS ST	3,483.60	339.66	24.00	0.00	3,847.26
G13155 Total				3,502.00	342.70	48.00	0.00	3,892.70
G22003	2013-01-0080301	DANBURY LODGE NO 120	P : 36 SUGAR HOLLOW RD	10,043.93	2,029.30	24.00	0.00	12,097.23
G22003	2014-01-0080301	DANBURY LODGE NO 120	P : 36 SUGAR HOLLOW RD	27,276.56	2,659.47	24.00	0.00	29,960.03
G22003 Total				37,320.49	4,688.77	48.00	0.00	42,057.26
H04063	2013-01-0082251	CIOFFOLETTI LINDA &	P : 34 BEAR MOUNTAIN RD	199.80	5.99	24.00	0.00	229.79
H04063	2014-01-0082251	BUNBLASKY LINDA	P : 34 BEAR MOUNTAIN RD	2,868.40	279.66	24.00	0.00	3,172.06
H04063 Total				3,068.20	285.65	48.00	0.00	3,401.85
H09170	2013-01-0086051	DALESSIO ANTHONY J &	P : 4 HAYESTOWN HGTS RD	1,518.00	421.25	24.00	0.00	1,963.25
H09170	2014-01-0086051	DALESSIO ANTHONY J &	P : 4 HAYESTOWN HGTS RD	1,554.32	151.55	24.00	0.00	1,729.87
H09170 Total				3,072.32	572.80	48.00	0.00	3,693.12
H11278	2013-01-3161931	RODRIGUES GERALDO DE	P : 12 GOLDEN HILL AV	823.86	191.55	24.00	0.00	1,039.41
H11278	2014-01-3161931	RODRIGUES GERALDO DE	P : 12 GOLDEN HILL AV	1,687.12	164.48	24.00	0.00	1,875.60
H11278 Total				2,510.98	356.03	48.00	0.00	2,915.01

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H12033-2	2012-01-0095901	SIMON ADELE	P : KOHANZA ST # 1-25	514.56	200.68	24.00	0.00	739.24
H12033-2	2013-01-0095901	SIMON ADELE	P : KOHANZA ST 1-25	2,119.68	588.21	24.00	0.00	2,731.89
H12033-2	2014-01-0095901	SIMON ADELE	P : KOHANZA ST 1-25	2,170.36	211.61	24.00	0.00	2,405.97
H12033-2 Total				4,804.60	1,000.50	72.00	0.00	5,877.10
H12159	2013-01-0097621	TAILS OF COURAGE INC	P : 39 SMITH ST	1,163.34	270.48	24.00	0.00	1,457.82
H12159	2014-01-0097621	TAILS OF COURAGE INC	P : 39 SMITH ST	2,517.96	245.50	24.00	0.00	2,787.46
H12159 Total				3,681.30	515.98	48.00	0.00	4,245.28
H12211	2013-01-0098131	GALLEGO JULIO C & MA	P : PATCH ST	1,109.52	307.89	24.00	0.00	1,441.41
H12211	2014-01-0098131	GALLEGO JULIO C & MA	P : PATCH ST	1,136.04	110.76	24.00	0.00	1,270.80
H12211 Total				2,245.56	418.65	48.00	0.00	2,712.21
H13334-14	2013-01-0103051	DOLAN DEBORAH A	P : 20 RAYMOND PL 3-14B	1,835.40	426.73	24.00	0.00	2,286.13
H13334-14	2014-01-0103051	DOLAN DEBORAH A	P : 20 RAYMOND PL 3-14B	3,758.60	366.46	24.00	0.00	4,149.06
H13334-14 Total				5,594.00	793.19	48.00	0.00	6,435.19
H13334-22	2013-01-0103141	WARD ROBERT A & DIAN	P : 20 RAYMOND PL GAR 2	455.40	126.38	24.00	0.00	605.78
H13334-22	2014-01-0103141	WARD ROBERT A & DIAN	P : 20 RAYMOND PL GAR 2	494.56	48.22	24.00	0.00	566.78
H13334-22 Total				949.96	174.60	48.00	0.00	1,172.56
H13334-23	2013-01-0103151	DOLAN DEBORAH A	P : 20 RAYMOND PL GAR 3	241.50	56.15	24.00	0.00	321.65
H13334-23	2014-01-0103151	DOLAN DEBORAH A	P : 20 RAYMOND PL GAR 3	494.56	48.22	24.00	0.00	566.78
H13334-23 Total				736.06	104.37	48.00	0.00	888.43
H13334-27	2012-01-0103191	BROWN KIYATI GRANT &	P : 20 RAYMOND PL #GAR 7	234.50	96.73	24.00	0.00	355.23
H13334-27	2013-01-0103191	URBAN WALTER & BREND	P : 20 RAYMOND PL GAR 7	483.00	134.04	24.00	0.00	641.04
H13334-27	2014-01-0103191	URBAN WALTER & BREND	P : 20 RAYMOND PL GAR 7	494.56	48.22	24.00	0.00	566.78
H13334-27 Total				1,212.06	278.99	72.00	0.00	1,563.05
H14033	2013-01-0103641	LOPES CESAR M & ANA	P : 31 WESTVILLE AV	38.51	5.78	24.00	0.00	68.29
H14033	2014-01-0103641	LOPES CESAR M & ANA	P : 31 WESTVILLE AV	1,314.08	128.13	24.00	0.00	1,466.21
H14033 Total				1,352.59	133.91	48.00	0.00	1,534.50
H14202	2013-01-0105701	VASQUES MARIO	P : 27 MONTGOMERY ST	802.60	96.31	24.00	0.00	922.91
H14202	2014-01-0105701	VASQUES MARIO	P : 27 MONTGOMERY ST	3,343.16	325.95	24.00	0.00	3,693.11
H14202 Total				4,145.76	422.26	48.00	0.00	4,616.02

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H15217	2013-01-0112691	BONDS VIOLA T	P : 14 PLEASANT ST	1,418.40	21.27	24.00	0.00	1,463.67
H15217	2014-01-0112691	BONDS VIOLA T	P : 14 PLEASANT ST	4,394.44	428.46	24.00	0.00	4,846.90
H15217 Total				5,812.84	449.73	48.00	0.00	6,310.57
H15223	2013-01-0112751	CAPPELLO PETER M	P : 22 PLEASANT ST	4,247.64	1,178.72	24.00	0.00	5,450.36
H15223	2014-01-0112751	CAPPELLO PETER M	P : 22 PLEASANT ST	4,349.20	424.05	24.00	0.00	4,797.25
H15223 Total				8,596.84	1,602.77	48.00	0.00	10,247.61
H16065	2007-01-0115781	EVUEN IGHO MELVIN &	P : CONN AVE	1,306.74	1,387.32	24.00	0.00	2,718.06
H16065	2008-01-0115781	EVUEN IGHO MELVIN	P : CONN AVE	1,663.52	1,958.80	24.00	0.00	3,646.32
H16065	2009-01-0115781	EVUEN IGHO MELVIN	P : CONN AVE	1,843.64	1,839.04	24.00	0.00	3,706.68
H16065	2010-01-0115781	EVUEN IGHO MELVIN	P : CONN AVE	1,907.88	1,559.69	24.00	0.00	3,491.57
H16065	2011-01-0115781	EVUEN IGHO & CHARRAN	P : CONN AVE	1,974.72	1,258.88	24.00	0.00	3,257.60
H16065	2012-01-0115781	EVUEN IGHO & CHARRAN	P : CONN AVE	1,642.84	751.60	24.00	0.00	2,418.44
H16065	2013-01-0115781	EVUEN IGHO & CHARRAN	P : CONN AV	1,691.88	469.49	24.00	0.00	2,185.37
H16065	2014-01-0115781	EVUEN IGHO & CHARRAN	P : CONN AV	1,732.36	168.90	24.00	0.00	1,925.26
H16065 Total				13,763.58	9,393.72	192.00	0.00	23,349.30
H16104-63	2013-01-0117161	PECHIN DANIEL H	P : FAIRVIEW DR 17-1 BLDG 6	1,622.88	450.35	24.00	0.00	2,097.23
H16104-63	2014-01-0117161	PECHIN DANIEL H	P : FAIRVIEW DR 17-1 BLDG 6	1,661.68	162.01	24.00	0.00	1,847.69
H16104-63 Total				3,284.56	612.36	48.00	0.00	3,944.92
H16179	2013-01-0118301	EFTHIMIATOS GERASIMO	P : 59A JEFFERSON AV	3,039.17	45.59	24.00	0.00	3,108.76
H16179	2014-01-0118301	EFTHIMIATOS GERASIMO	P : 59A JEFFERSON AV	4,111.84	400.91	24.00	0.00	4,536.75
H16179 Total				7,151.01	446.50	48.00	0.00	7,645.51
H17142	2013-01-0119901	GOLDSTEIN WILLIAM L	P : 177 SOUTHERN BL	1,986.24	29.79	24.00	0.00	2,040.03
H17142	2014-01-0119901	GOLDSTEIN WILLIAM L	P : 177 SOUTHERN BL	6,239.80	608.38	24.00	0.00	6,872.18
H17142 Total				8,226.04	638.17	48.00	0.00	8,912.21
I05123	2013-01-0126031	RUZIKA DENIS REP RIC	P : 47 HARBOR RIDGE RD	138.69	35.37	24.00	0.00	198.06
I05123	2014-01-0126031	RUZIKA DENIS REP RIC	P : 47 HARBOR RIDGE RD	189.36	19.04	24.00	0.00	232.40
I05123 Total				328.05	54.41	48.00	0.00	430.46
I05124	2013-01-0126041	RUZIKA DENIS REP RIC	P : 45 HARBOR RIDGE RD	4,322.16	1,199.40	24.00	0.00	5,545.56
I05124	2014-01-0126041	RUZIKA DENIS REP RIC	P : 45 HARBOR RIDGE RD	4,425.52	431.49	24.00	0.00	4,881.01
I05124 Total				8,747.68	1,630.89	48.00	0.00	10,426.57

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I05135	2012-01-0126151	MITCHELL ELIZABETH J	P : CREST AVE	356.44	163.06	24.00	0.00	543.50
I05135	2013-01-0126151	MITCHELL ELIZABETH J	P : CREST AV	367.08	101.86	24.00	0.00	492.94
I05135	2014-01-0126151	MITCHELL ELIZABETH J	P : CREST AV	375.88	36.66	24.00	0.00	436.54
I05135 Total				1,099.40	301.58	72.00	0.00	1,472.98
I05137	2012-01-0126171	MITCHELL ELIZABETH J	P : CREST AVE	337.68	154.48	24.00	0.00	516.16
I05137	2013-01-0126171	MITCHELL ELIZABETH J	P : CREST AV	347.76	96.50	24.00	0.00	468.26
I05137	2014-01-0126171	MITCHELL ELIZABETH J	P : CREST AV	356.08	34.72	24.00	0.00	414.80
I05137 Total				1,041.52	285.70	72.00	0.00	1,399.22
I07123	2013-01-0129821	MULVIHILL ELIZABETH	P : 13 WONDY WA	3,737.04	1,037.03	24.00	0.00	4,798.07
I07123	2014-01-0129821	MULVIHILL ELIZABETH	P : 13 WONDY WA	3,826.40	373.08	24.00	0.00	4,223.48
I07123 Total				7,563.44	1,410.11	48.00	0.00	9,021.55
I08021	2013-01-0131321	1872 MIDDLETOWN AVEN	P : 45 HAYESTOWN RD	3,064.98	712.61	24.00	0.00	3,801.59
I08021	2014-01-0131321	1872 MIDDLETOWN AVEN	P : 45 HAYESTOWN RD	6,276.56	611.97	24.00	0.00	6,912.53
I08021 Total				9,341.54	1,324.58	48.00	0.00	10,714.12
I09028-13	2013-01-0133781	ARROWOOD UNIT 13 LLC	P : 20 E PEMBROKE RD 13	2,889.72	801.90	24.00	0.00	3,715.62
I09028-13	2014-01-0133781	ARROWOOD UNIT 13 LLC	P : 20 E PEMBROKE RD 13	2,958.84	288.49	24.00	0.00	3,271.33
I09028-13 Total				5,848.56	1,090.39	48.00	0.00	6,986.95
I10067	2013-01-0138821	MUSNICKI MARY I EST	P : 23 SHERRY LA	3,933.00	1,091.41	24.00	0.00	5,048.41
I10067	2014-01-0138821	MUSNICKI MARY I EST	P : 23 SHERRY LA	4,069.44	396.76	24.00	0.00	4,490.20
I10067 Total				8,002.44	1,488.17	48.00	0.00	9,538.61
I12147	2007-01-0145761	GURSKI WALTER S JR &	P : 4 ELWELL PL	297.84	404.31	24.00	0.00	726.15
I12147	2008-01-0145761	GURSKI WALTER S JR &	P : 4 ELWELL PL	302.16	355.80	24.00	0.00	681.96
I12147	2009-01-0145761	GURSKI WALTER S JR &	P : 4 ELWELL PL	334.96	334.12	24.00	0.00	693.08
I12147	2010-01-0145761	GURSKI WALTER S JR &	P : 4 ELWELL PL	346.64	283.37	24.00	0.00	654.01
I12147	2011-01-0145761	GURSKI WALTER S JR &	P : 4 ELWELL PL	358.76	228.71	24.00	0.00	611.47
I12147	2012-01-0145761	GURSKI WALTER S JR &	P : 4 ELWELL PL	321.60	147.13	24.00	0.00	492.73
I12147	2013-01-0145761	GURSKI WALTER S JR &	P : 4-6 ELWELL PL	331.20	91.91	24.00	0.00	447.11
I12147	2014-01-0145761	GURSKI WALTER S JR &	P : 4-6 ELWELL PL	339.12	33.06	24.00	0.00	396.18
I12147 Total				2,632.28	1,878.41	192.00	0.00	4,702.69

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I14099	2013-01-0150781	ST JAMES A M E CHURC	P : 49 WILLIAMS ST	2,826.24	784.28	24.00	0.00	3,634.52
I14099	2014-01-0150781	ST JAMES A M E CHURC	P : 49 WILLIAMS ST	2,893.84	282.15	24.00	0.00	3,199.99
I14099 Total				5,720.08	1,066.43	48.00	0.00	6,834.51
I15034	2013-01-0154911	SHEPARD EVANGELINE &	P : 8 E PEARL ST	1,954.37	117.26	24.00	0.00	2,095.63
I15034	2014-01-0154911	SHEPARD EVANGELINE &	P : 8 E PEARL ST	4,001.64	390.16	24.00	0.00	4,415.80
I15034 Total				5,956.01	507.42	48.00	0.00	6,511.43
I15348	2007-01-3136091	EVUEN IGHO M	P : GRAND ST	1,406.32	1,064.14	24.00	0.00	2,494.46
I15348	2008-01-3136091	EVUEN IGHO M	P : GRAND ST	1,426.76	1,680.02	24.00	0.00	3,130.78
I15348	2009-01-3136091	EVUEN IGHO M	P : GRAND ST	1,581.24	1,577.30	24.00	0.00	3,182.54
I15348	2010-01-3136091	EVUEN IGHO M	P : GRAND ST	1,636.32	1,337.70	24.00	0.00	2,998.02
I15348	2011-01-3136091	EVUEN IGHO M	P : GRAND ST	1,693.64	1,079.69	24.00	0.00	2,797.33
I15348	2012-01-3136091	EVUEN IGHO M	P : GRAND ST	1,222.08	559.10	24.00	0.00	1,805.18
I15348	2013-01-3136091	EVUEN IGHO M	P : GRAND ST	1,258.56	349.24	24.00	0.00	1,631.80
I15348	2014-01-3136091	EVUEN IGHO M	P : GRAND ST	1,288.68	125.65	24.00	0.00	1,438.33
I15348 Total				11,513.60	7,772.84	192.00	0.00	19,478.44
I25002	2013-01-0163781	RAHGO MICHAEL	P : 62 E STARRS PLAIN RD	3,577.68	161.00	24.00	0.00	3,762.68
I25002	2014-01-0163781	RAHGO MICHAEL	P : 62 E STARRS PLAIN RD	12,030.28	1,172.96	24.00	0.00	13,227.24
I25002 Total				15,607.96	1,333.96	48.00	0.00	16,989.92
I25007	2013-01-0163831	WEISGERBER VICTORIA	P : 63-69 E STARRS PLAIN RD	3,592.25	107.77	24.00	0.00	3,724.02
I25007	2014-01-0163831	WEISGERBER VICTORIA	P : 63-69 E STARRS PLAIN RD	7,268.48	708.66	24.00	0.00	8,001.14
I25007 Total				10,860.73	816.43	48.00	0.00	11,725.16
J04069	2013-01-0166461	GREENBUSH LLC	P : 3 LAKEVIEW DR	156.27	14.07	24.00	0.00	194.34
J04069	2014-01-0166461	GREENBUSH LLC	P : 3 LAKEVIEW DR	333.48	32.51	24.00	0.00	389.99
J04069 Total				489.75	46.58	48.00	0.00	584.33
J04084	2013-01-0166601	SYCAMORE TRAILS GROU	P : 10 CORDEIRO DR	2,045.16	567.54	24.00	0.00	2,636.70
J04084	2014-01-0166601	SYCAMORE TRAILS GROU	P : 10 CORDEIRO DR	2,094.08	204.17	24.00	0.00	2,322.25
J04084 Total				4,139.24	771.71	48.00	0.00	4,958.95
J04117	2012-01-0166921	PAVLINSKY EDNA T	P : 239 STADLEY ROUGH RD	44.89	17.51	24.00	0.00	86.40
J04117	2013-01-0166921	PAVLINSKY EDNA T	P : 239A STADLEY ROUGH RD	184.92	51.32	24.00	0.00	260.24
J04117	2014-01-0166921	PAVLINSKY EDNA T	P : 239A STADLEY ROUGH RD	189.36	19.04	24.00	0.00	232.40
J04117 Total				419.17	87.87	72.00	0.00	579.04

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J04118	2012-01-0166931	PAVLINSKY EDNA T	P : 239 STADLEY ROUGH RD	464.60	181.19	24.00	0.00	669.79
J04118	2013-01-0166931	PAVLINSKY EDNA T	P : 239 STADLEY ROUGH RD	2,909.76	807.46	24.00	0.00	3,741.22
J04118	2014-01-0166931	PAVLINSKY EDNA T	P : 239 STADLEY ROUGH RD	3,189.76	311.00	24.00	0.00	3,524.76
J04118 Total				6,564.12	1,299.65	72.00	0.00	7,935.77
J04198	2013-01-3172791	SYCAMORE TRAILS GROU	P : 1 CORDEIRO DR	1,540.08	392.73	24.00	0.00	1,956.81
J04198	2014-01-3172791	SYCAMORE TRAILS GROU	P : 1 CORDEIRO DR	2,102.56	205.00	24.00	0.00	2,331.56
J04198 Total				3,642.64	597.73	48.00	0.00	4,288.37
J04199	2013-01-3172801	SYCAMORE TRAILS GROU	P : 3 CORDEIRO DR	1,538.01	392.19	24.00	0.00	1,954.20
J04199	2014-01-3172801	SYCAMORE TRAILS GROU	P : 3 CORDEIRO DR	2,099.72	204.72	24.00	0.00	2,328.44
J04199 Total				3,637.73	596.91	48.00	0.00	4,282.64
J04200	2013-01-3172811	SYCAMORE TRAILS GROU	P : 5 CORDEIRO DR	1,558.71	397.47	24.00	0.00	1,980.18
J04200	2014-01-3172811	SYCAMORE TRAILS GROU	P : 5 CORDEIRO DR	2,128.00	207.48	24.00	0.00	2,359.48
J04200 Total				3,686.71	604.95	48.00	0.00	4,339.66
J04201	2013-01-3172821	SYCAMORE TRAILS GROU	P : 7 CORDEIRO DR	1,527.66	389.56	24.00	0.00	1,941.22
J04201	2014-01-3172821	SYCAMORE TRAILS GROU	P : 7 CORDEIRO DR	2,085.60	203.35	24.00	0.00	2,312.95
J04201 Total				3,613.26	592.91	48.00	0.00	4,254.17
J04202	2013-01-3172831	SYCAMORE TRAILS GROU	P : 9 CORDEIRO DR	1,531.80	390.61	24.00	0.00	1,946.41
J04202	2014-01-3172831	SYCAMORE TRAILS GROU	P : 9 CORDEIRO DR	2,091.24	203.89	24.00	0.00	2,319.13
J04202 Total				3,623.04	594.50	48.00	0.00	4,265.54
J04203	2013-01-3172841	SYCAMORE TRAILS GROU	P : 11 CORDEIRO DR	1,676.70	427.56	24.00	0.00	2,128.26
J04203	2014-01-3172841	SYCAMORE TRAILS GROU	P : 11 CORDEIRO DR	2,289.08	223.18	24.00	0.00	2,536.26
J04203 Total				3,965.78	650.74	48.00	0.00	4,664.52
J04204	2013-01-3172851	SYCAMORE TRAILS GROU	P : 12 CORDEIRO DR	1,612.53	411.20	24.00	0.00	2,047.73
J04204	2014-01-3172851	SYCAMORE TRAILS GROU	P : 12 CORDEIRO DR	2,201.44	214.64	24.00	0.00	2,440.08
J04204 Total				3,813.97	625.84	48.00	0.00	4,487.81
J05099	2013-01-0168591	SYCAMORE TRAILS GROU	P : 2 CORDEIRO DR	2,537.82	647.14	24.00	0.00	3,208.96
J05099	2014-01-0168591	SYCAMORE TRAILS GROU	P : 2 CORDEIRO DR	3,464.68	337.81	24.00	0.00	3,826.49
J05099 Total				6,002.50	984.95	48.00	0.00	7,035.45

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J08003	2013-01-0171501	DACOSTA ZACARIAS &	P : 34 VALLEY STREAM DR	1,881.57	510.58	24.00	0.00	2,416.15
J08003	2014-01-0171501	DACOSTA ZACHARIAS &	P : 34 VALLEY STREAM DR	4,176.60	407.21	24.00	0.00	4,607.81
J08003 Total				6,058.17	917.79	48.00	0.00	7,023.96
J08060	2013-01-0172081	SAYERS LARION J	P : 110 GREAT PLAIN RD	3,872.28	1,074.55	24.00	0.00	4,970.83
J08060	2014-01-0172081	SAYERS LARION J	P : 110 GREAT PLAIN RD	3,964.88	386.58	24.00	0.00	4,375.46
J08060 Total				7,837.16	1,461.13	48.00	0.00	9,346.29
J08128	2013-01-0172771	WAGHER MAUREEN M	P : 8 DIXON RD	2,279.45	102.57	24.00	0.00	2,406.02
J08128	2014-01-0172771	WAGHER MAUREEN M	P : 8 DIXON RD	5,072.68	494.59	24.00	0.00	5,591.27
J08128 Total				7,352.13	597.16	48.00	0.00	7,997.29
J08164	2012-01-0173131	DARR RICHARD C &	P : 16 JACKSON DR	4,435.40	2,029.20	24.00	0.00	6,488.60
J08164	2013-01-0173131	DARR RICHARD C &	P : 16 JACKSON DR	4,567.80	1,267.57	24.00	0.00	5,859.37
J08164	2014-01-0173131	DARR RICHARD C &	P : 16 JACKSON DR	4,677.04	456.01	24.00	0.00	5,157.05
J08164 Total				13,680.24	3,752.78	72.00	0.00	17,505.02
J10020	2013-01-0175371	SOLMER JULIA TR	P : 2 VALERIE LA	9.76	0.29	24.00	0.00	34.05
J10020	2014-01-0175371	SOLMER JULIA TR	P : 2 VALERIE LA	4,609.20	449.40	24.00	0.00	5,082.60
J10020 Total				4,618.96	449.69	48.00	0.00	5,116.65
J10049	2013-01-0175661	ALEXANDER TIMOTHY L	P : 15 VALERIE LA	3,474.39	894.81	24.00	0.00	4,393.20
J10049	2014-01-0175661	ALEXANDER TIMOTHY L	P : 15 VALERIE LA	4,609.20	449.40	24.00	0.00	5,082.60
J10049 Total				8,083.59	1,344.21	48.00	0.00	9,475.80
J13014	2013-01-0184151	CASTRO LUIS JR	P : 30 WILDMAN ST	3,059.34	608.27	24.00	0.00	3,691.61
J13014	2014-01-0184151	CASTRO LUIS JR	P : 30 WILDMAN ST	3,193.40	311.36	24.00	0.00	3,528.76
J13014 Total				6,252.74	919.63	48.00	0.00	7,220.37
J13099	2013-01-0185051	MOTT SHIRLEY	P : 14 NINTH AV	868.89	182.47	24.00	0.00	1,075.36
J13099	2014-01-0185051	MOTT SHIRLEY	P : 14 NINTH AV	4,487.68	437.55	24.00	0.00	4,949.23
J13099 Total				5,356.57	620.02	48.00	0.00	6,024.59
J13276	2013-01-0186821	G & C PROPERTIES LLC	P : 24 CHAPPELLE ST	1,221.41	284.11	24.00	0.00	1,529.52
J13276	2014-01-0186821	G & C PROPERTIES LLC	P : 24 CHAPPELLE ST	2,464.28	240.27	24.00	0.00	2,728.55
J13276 Total				3,685.69	524.38	48.00	0.00	4,258.07

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J14060	2013-01-0188131	SKY EDGE CT LLC	P : 6 MC DERMOTT ST	2,403.27	612.84	24.00	0.00	3,040.11
J14060	2014-01-0188131	SKY EDGE CT LLC	P : 6 MC DERMOTT ST	3,281.00	319.90	24.00	0.00	3,624.90
J14060 Total				5,684.27	932.74	48.00	0.00	6,665.01
J15070	2013-01-0193131	GLINKO SUSAN ANNA	P : 24 SOUTH AV	279.92	58.78	24.00	0.00	362.70
J15070	2014-01-0193131	GLINKO SUSAN ANNA	P : 24 SOUTH AV	2,782.20	271.28	24.00	0.00	3,077.48
J15070 Total				3,062.12	330.06	48.00	0.00	3,440.18
J15193	2010-01-0194821	CASTRO EDISON	P : STONE ST	325.36	266.00	24.00	0.00	615.36
J15193	2011-01-0194821	CASTRO EDISON	P : STONE ST	336.76	214.69	24.00	0.00	575.45
J15193	2012-01-0194821	CASTRO EDISON	P : STONE ST	284.08	129.97	24.00	0.00	438.05
J15193	2013-01-0194821	CASTRO EDISON	P : STONE ST	292.56	81.18	24.00	0.00	397.74
J15193	2014-01-0194821	CASTRO EDISON	P : STONE ST	299.56	29.22	24.00	0.00	352.78
J15193 Total				1,538.32	721.06	120.00	0.00	2,379.38
J15232	2012-01-0195191	POLYAK ELIZABETH	P : 8 STARR ST	801.95	288.70	24.00	0.00	1,114.65
J15232	2013-01-0195191	POLYAK ELIZABETH	P : 8 STARR ST	3,030.48	840.96	24.00	0.00	3,895.44
J15232	2014-01-0195191	POLYAK ELIZABETH	P : 8 STARR ST	3,102.96	302.54	24.00	0.00	3,429.50
J15232 Total				6,935.39	1,432.20	72.00	0.00	8,439.59
J16138-G2	2012-01-3159371	FEDERAL NATIONAL MOR	P : 1 FAIRFIELD AVE #G2	98.49	42.84	24.00	0.00	165.33
J16138-G2	2013-01-3159371	FEDERAL NATIONAL MOR	P : 1 FAIRFIELD AV G2	135.24	37.52	24.00	0.00	196.76
J16138-G2	2014-01-3159371	FEDERAL NATIONAL MOR	P : 1 FAIRFIELD AV G2	138.48	14.46	24.00	0.00	176.94
J16138-G2 Total				372.21	94.82	72.00	0.00	539.03
K02118	2013-01-0202761	RYAN CAROL E & DAVID	P : 31 HAWTHORNE COVE RD	2,743.44	761.30	24.00	0.00	3,528.74
K02118	2014-01-0202761	RYAN CAROL E & DAVID	P : 31 HAWTHORNE COVE RD	2,809.04	273.88	24.00	0.00	3,106.92
K02118 Total				5,552.48	1,035.18	48.00	0.00	6,635.66
K03047	2013-01-0203581	BOCIALETTI MARIE	P : 10 HAWTHORNE COVE RD	397.44	110.30	24.00	0.00	531.74
K03047	2014-01-0203581	BOCIALETTI MARIE	P : 10 HAWTHORNE COVE RD	406.96	39.68	24.00	0.00	470.64
K03047 Total				804.40	149.98	48.00	0.00	1,002.38
K04108	2013-01-0205061	GRECO DEBORAH L	P : 22 CEDAR DR	2,450.88	369.82	24.00	0.00	2,844.70
K04108	2014-01-0205061	GRECO DEBORAH L	P : 22 CEDAR DR	5,019.00	489.35	24.00	0.00	5,532.35
K04108 Total				7,469.88	859.17	48.00	0.00	8,377.05

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K07106-136	2011-01-0212191	BENEFICIAL FINANCIAL	P : 5004 HANCOCK GARAGE	139.44	88.90	24.00	0.00	252.34
K07106-136	2012-01-0212191	BENEFICIAL FINANCIAL	P : 5004 HANCOCK GARAGE	187.60	85.82	24.00	0.00	297.42
K07106-136	2013-01-0212191	BENEFICIAL FINANCIAL	P : 5004G HANCOCK GARAGI	193.20	53.61	24.00	0.00	270.81
K07106-136	2014-01-0212191	BENEFICIAL FINANCIAL	P : 5004G HANCOCK GARAGI	197.84	19.81	24.00	0.00	241.65
K07106-136 Total				718.08	248.14	96.00	0.00	1,062.22
K09081	2012-01-0216281	NOVELLA J & DALESSIO	P : 24 REGEN RD	152.76	69.88	24.00	0.00	246.64
K09081	2013-01-0216281	NOVELLA J & DALESSIO	P : 24 REGEN RD	157.32	43.66	24.00	0.00	224.98
K09081	2014-01-0216281	NOVELLA J & DALESSIO	P : 24 REGEN RD	161.08	16.49	24.00	0.00	201.57
K09081 Total				471.16	130.03	72.00	0.00	673.19
K11140	2013-01-0218141	DE SOUZA JOSE AFONSO	P : 73 BEAVER BROOK RD	1,567.68	364.49	24.00	0.00	1,956.17
K11140	2014-01-0218141	DE SOUZA JOSE AFONSO	P : 73 BEAVER BROOK RD	3,210.36	313.01	24.00	0.00	3,547.37
K11140 Total				4,778.04	677.50	48.00	0.00	5,503.54
K13026	2013-01-0221221	BROOK REALTY OF DANB	P : SHALVOYS LA	13,993.20	3,883.11	24.00	0.00	17,900.31
K13026	2014-01-0221221	BROOK REALTY OF DANB	P : SHALVOYS LA	15,760.60	1,536.65	24.00	0.00	17,321.25
K13026 Total				29,753.80	5,419.76	48.00	0.00	35,221.56
K13075	2012-01-0221711	COOK MARLENE S & ANT	P : 1 BRIARWOOD DR	440.56	79.30	24.00	0.00	543.86
K13075	2013-01-0221711	COOK MARLENE S & ANT	P : 1 BRIARWOOD DR	3,586.56	995.30	24.00	0.00	4,605.86
K13075	2014-01-0221711	COOK MARLENE S & ANT	P : 1 BRIARWOOD DR	4,668.96	455.22	24.00	0.00	5,148.18
K13075 Total				8,696.08	1,529.82	72.00	0.00	10,297.90
K13137-6	2013-01-0223311	GARCIA ROSANGELA	P : 1 BEAVER BROOK RD 6	2,754.24	703.56	24.00	0.00	3,481.80
K13137-6	2014-01-0223311	GARCIA ROSANGELA	P : 1 BEAVER BROOK RD 6	3,741.64	364.81	24.00	0.00	4,130.45
K13137-6 Total				6,495.88	1,068.37	48.00	0.00	7,612.25
K13183	2012-01-0224261	SAM NICK REALTY LLC	P : BROAD	245.89	95.90	24.00	0.00	365.79
K13183	2013-01-0224261	SAM NICK REALTY LLC	P : BROAD	1,012.92	281.08	24.00	0.00	1,318.00
K13183	2014-01-0224261	SAM NICK REALTY LLC	P : BROAD	1,037.16	101.12	24.00	0.00	1,162.28
K13183 Total				2,295.97	478.10	72.00	0.00	2,846.07
K14023	2013-01-0225221	LOUD LAURIE E & ROBE	P : TRIANGLE ST	3,541.08	982.65	24.00	0.00	4,547.73
K14023	2014-01-0225221	LOUD LAURIE E & ROBE	P : TRIANGLE ST	3,625.76	353.50	24.00	0.00	4,003.26
K14023 Total				7,166.84	1,336.15	48.00	0.00	8,550.99

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K14043	2013-01-0225421	FELIZARDO MICHAEL S	P : 31 PURCELL DR W	2,488.14	578.49	24.00	0.00	3,090.63
K14043	2014-01-0225421	FELIZARDO MICHAEL S	P : 31 PURCELL DR W	5,095.28	496.79	24.00	0.00	5,616.07
K14043 Total				7,583.42	1,075.28	48.00	0.00	8,706.70
K15040	2013-01-0227941	BETOLATTI PATRICIA A	P : 35 LIBERTY AV	3,789.48	1,051.58	24.00	0.00	4,865.06
K15040	2014-01-0227941	BETOLATTI PATRICIA A	P : 35 LIBERTY AV	3,880.12	378.31	24.00	0.00	4,282.43
K15040 Total				7,669.60	1,429.89	48.00	0.00	9,147.49
L13094	2013-01-0242081	AYALA SANTA	P : 2 NICHOLAS ST	975.71	0.00	24.00	0.00	999.71
L13094	2014-01-0242081	AYALA SANTA	P : 2 NICHOLAS ST	4,722.24	460.42	24.00	0.00	5,206.66
L13094 Total				5,697.95	460.42	48.00	0.00	6,206.37
L13097	2013-01-0242111	LEWIS CRAIG	P : 18 EDEN DR	1,813.32	503.20	24.00	0.00	2,340.52
L13097	2014-01-0242111	LEWIS CRAIG	P : 18 EDEN DR	1,856.68	181.03	24.00	0.00	2,061.71
L13097 Total				3,670.00	684.23	48.00	0.00	4,402.23
L13121	2013-01-0242351	CIOFFOLETTI CONSTRUC	P : SHELTER ROCK RD	9,093.50	272.81	24.00	0.00	9,390.31
L13121	2014-01-0242351	CIOFFOLETTI CONSTRUC	P : SHELTER ROCK RD	10,131.20	987.79	24.00	0.00	11,142.99
L13121 Total				19,224.70	1,260.60	48.00	0.00	20,533.30
L13122	2013-01-0242361	CIOFFOLETTI CONSTRUC	P : SHELTER ROCK RD	5,615.87	168.49	24.00	0.00	5,808.36
L13122	2014-01-0242361	CIOFFOLETTI CONSTRUC	P : SHELTER ROCK RD	7,288.24	710.60	24.00	0.00	8,022.84
L13122 Total				12,904.11	879.09	48.00	0.00	13,831.20
L14077-15	2013-01-3140401	KIM KWANG TAE & JUNG	P : 15 WOODCREST LA	6,397.68	1,775.36	24.00	0.00	8,197.04
L14077-15	2014-01-3140401	KIM KWANG TAE & JUNG	P : 15 WOODCREST LA	6,550.68	638.70	24.00	0.00	7,213.38
L14077-15 Total				12,948.36	2,414.06	48.00	0.00	15,410.42
L15008-51	2013-01-0247281	MARCON M KATHERINE T	P : 27 CROWS NEST LA 5E	3,030.48	840.96	24.00	0.00	3,895.44
L15008-51	2014-01-0247281	MARCON M KATHERINE T	P : 27 CROWS NEST LA 5E	3,102.96	302.54	24.00	0.00	3,429.50
L15008-51 Total				6,133.44	1,143.50	48.00	0.00	7,324.94

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L16007	2013-01-0247891	REAL TIME CAPITAL PR	P : 18 GREAT PASTURE RD	2,014.80	468.44	24.00	0.00	2,507.24
L16007	2014-01-0247891	REAL TIME CAPITAL PR	P : 18 GREAT PASTURE RD	4,125.96	402.28	24.00	0.00	4,552.24
L16007 Total				6,140.76	870.72	48.00	0.00	7,059.48
M09013	2013-01-0248101	THOMAS DAVID F	P : 5 SUNRISE RD	4,410.48	1,223.91	24.00	0.00	5,658.39
M09013	2014-01-0248101	THOMAS DAVID F	P : 5 SUNRISE RD	4,515.96	440.30	24.00	0.00	4,980.26
M09013 Total				8,926.44	1,664.21	48.00	0.00	10,638.65
M10069	2012-01-0249391	BUSTAMANTE EDGAR O &	P : DEEPWOOD DR	18.28	7.13	24.00	0.00	49.41
M10069	2013-01-0249391	BUSTAMANTE EDGAR O &	P : DEEPWOOD DR	253.92	70.46	24.00	0.00	348.38
M10069	2014-01-0249391	BUSTAMANTE EDGAR O &	P : DEEPWOOD DR	260.00	25.41	24.00	0.00	309.41
M10069 Total				532.20	103.00	72.00	0.00	707.20
C16004-8	2013-01-0012591	CARLSON KRISTINA	P : 9 BLUEBERRY LA	278.76	77.35	24.00	0.00	380.11
C16004-8	2014-01-0012591	CARLSON KRISTINA	P : 9 BLUEBERRY LA	285.44	27.82	24.00	0.00	337.26
C16004-8 Total				564.20	105.17	48.00	0.00	717.37
D15017-17	2012-01-0025371	RELLA FRANCES	P : WEST KENOSIA AVE	325.86	63.54	24.00	0.00	413.40
D15017-17	2013-01-0025371	RELLA FRANCES	P : WEST KENOSIA AV	560.28	155.47	24.00	0.00	739.75
D15017-17	2014-01-0025371	RELLA FRANCES	P : WEST KENOSIA AV	573.68	55.93	24.00	0.00	653.61
D15017-17 Total				1,459.82	274.94	72.00	0.00	1,806.76
D15017-183	2013-01-3625163	SPRAGUE HELGA & OBRI	P : WEST KENOSIA AV	582.36	161.61	24.00	0.00	767.97
D15017-183	2014-01-3625163	SPRAGUE HELGA & OBRI	P : WEST KENOSIA AV	596.28	58.14	24.00	0.00	678.42
D15017-183 Total				1,178.64	219.75	48.00	0.00	1,446.39
D15017-19	2008-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AVE	405.72	394.03	24.00	119.96	943.71
D15017-19	2009-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AVE	454.20	453.06	24.00	142.09	1,073.35
D15017-19	2010-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AVE	470.04	384.26	24.00	0.00	878.30
D15017-19	2011-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AVE	486.52	310.16	24.00	0.00	820.68
D15017-19	2012-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AVE	509.20	232.96	24.00	0.00	766.16
D15017-19	2013-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AV	524.40	145.52	24.00	0.00	693.92
D15017-19	2014-01-3087691	TOMANIO ROCCO F & VI	P : WEST KENOSIA AV	536.96	52.36	24.00	0.00	613.32
D15017-19 Total				3,387.04	1,972.35	168.00	262.05	5,789.44
D15017-40	2013-01-3087971	HENDRICKSON FRANCES	P : WEST KENOSIA AV	767.33	115.11	24.00	0.00	906.44
D15017-40	2014-01-3087971	HENDRICKSON FRANCES	P : WEST KENOSIA AV	901.48	87.89	24.00	0.00	1,013.37
D15017-40 Total				1,668.81	203.00	48.00	0.00	1,919.81

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D15017-68	2013-01-3088261	BEARD MARIE T	P : WEST KENOSIA AV	935.64	259.64	24.00	0.00	1,219.28
D15017-68	2014-01-3088261	BEARD MARIE T	P : WEST KENOSIA AV	958.00	93.41	24.00	0.00	1,075.41
D15017-68 Total				1,893.64	353.05	48.00	0.00	2,294.69
E17083-16	2013-01-0039731	TRIEBE STEVEN M	P : 46 KENOSIA AV 9	0.00	0.00	24.00	0.00	24.00
E17083-16	2014-01-0039731	TRIEBE STEVEN M	P : 46 KENOSIA AV 9	556.72	54.28	24.00	0.00	635.00
E17083-16 Total				556.72	54.28	48.00	0.00	659.00
E17083-17	2013-01-0039741	DECKER TINA S	P : 46 KENOSIA AV 28	470.06	98.71	24.00	0.00	592.77
E17083-17	2014-01-0039741	DECKER TINA S	P : 46 KENOSIA AV 28	1,141.72	111.32	24.00	0.00	1,277.04
E17083-17 Total				1,611.78	210.03	48.00	0.00	1,869.81
E17083-5	2006-01-0039831	LAMOUREUX MARK A &	P : 46 KENOSIA AVE #4	427.46	626.99	24.00	0.00	1,078.45
E17083-5	2007-01-0039831	LAMOUREUX MARK A &	P : 46 KENOSIA AVE #4	433.44	588.39	24.00	0.00	1,045.83
E17083-5	2008-01-0039831	LAMOUREUX MARK A &	P : 46 KENOSIA AVE #4	439.72	517.77	24.00	0.00	981.49
E17083-5	2009-01-0039831	LAMOUREUX MARK A &	P : 46 KENOSIA AVE #4	487.32	486.10	24.00	0.00	997.42
E17083-5	2010-01-0039831	LAMOUREUX MARK A & C	P : 46 KENOSIA AVE #4	504.32	412.28	24.00	0.00	940.60
E17083-5	2011-01-0039831	LAMOUREUX MARK A & C	P : 46 KENOSIA AVE #4	521.96	332.75	24.00	0.00	878.71
E17083-5	2012-01-0039831	LAMOUREUX MARK A & C	P : 46 KENOSIA AVE #4	519.92	237.86	24.00	0.00	781.78
E17083-5	2013-01-0039831	LAMOUREUX MARK A & C	P : 46 KENOSIA AV 4	535.44	148.58	24.00	0.00	708.02
E17083-5	2014-01-0039831	LAMOUREUX MARK A & C	P : 46 KENOSIA AV 4	548.24	53.45	24.00	0.00	625.69
E17083-5 Total				4,417.82	3,404.17	216.00	0.00	8,037.99
F19044-1	2005-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	220.50	123.38	24.00	0.00	367.88
F19044-1	2006-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	444.00	682.66	24.00	0.00	1,150.66
F19044-1	2007-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	263.48	357.67	24.00	0.00	645.15
F19044-1	2008-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	267.28	314.72	24.00	0.00	606.00
F19044-1	2009-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	302.24	301.48	24.00	0.00	627.72
F19044-1	2010-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	312.80	255.72	24.00	0.00	592.52
F19044-1	2011-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	323.76	206.40	24.00	0.00	554.16
F19044-1	2012-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD #9	201.00	91.96	24.00	0.00	316.96
F19044-1	2013-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD 9	207.00	57.45	24.00	0.00	288.45
F19044-1	2014-01-0053831	CASSIDY BONNIE & NEW	P : 42 MIRY BROOK RD 9	211.96	21.07	24.00	0.00	257.03
F19044-1 Total				2,754.02	2,412.51	240.00	0.00	5,406.53
F19044-12	2013-01-0053851	WASILKO KEVIN B	P : 42 MIRY BROOK RD 30	1.43	0.24	24.00	0.00	25.67
F19044-12	2014-01-0053851	WASILKO KEVIN B	P : 42 MIRY BROOK RD 30	234.56	23.12	24.00	0.00	281.68
F19044-12 Total				235.99	23.36	48.00	0.00	307.35

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F19044-35	2006-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	217.96	128.49	24.00	0.00	370.45
F19044-35	2007-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	354.00	480.56	24.00	0.00	858.56
F19044-35	2008-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	359.12	422.88	24.00	0.00	806.00
F19044-35	2009-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	398.04	397.04	24.00	0.00	819.08
F19044-35	2010-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	411.92	336.75	24.00	0.00	772.67
F19044-35	2011-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	426.36	271.81	24.00	0.00	722.17
F19044-35	2012-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD #36	321.60	147.13	24.00	0.00	492.73
F19044-35	2013-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD 36	331.20	91.91	24.00	0.00	447.11
F19044-35	2014-01-3088951	KNAPP DELORES	P : 42 MIRY BROOK RD 36	339.12	33.06	24.00	0.00	396.18
F19044-35 Total				3,159.32	2,309.63	216.00	0.00	5,684.95
F19044-44	2013-01-3089321	WILLIS JOANNE M	P : 42 MIRY BROOK RD 2	91.31	12.33	24.00	0.00	127.64
F19044-44	2014-01-3089321	WILLIS JOANNE M	P : 42 MIRY BROOK RD 2	319.36	31.14	24.00	0.00	374.50
F19044-44 Total				410.67	43.47	48.00	0.00	502.14
F19044-8	2006-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD #38	121.42	162.82	24.00	0.00	308.24
F19044-8	2007-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD #38	163.12	221.44	24.00	0.00	408.56
F19044-8	2009-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD #38	27.88	29.69	24.00	0.00	81.57
F19044-8	2010-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD #38	194.56	159.06	24.00	0.00	377.62
F19044-8	2011-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD #38	201.40	128.40	24.00	0.00	353.80
F19044-8	2012-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD #38	107.20	49.04	24.00	0.00	180.24
F19044-8	2013-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD 38	110.40	30.64	24.00	0.00	165.04
F19044-8	2014-01-0054101	MILLER JEFF	P : 42 MIRY BROOK RD 38	113.04	12.17	24.00	0.00	149.21
F19044-8 Total				1,039.02	793.26	192.00	0.00	2,024.28
K05120-103	2013-01-3088391	PIA HOLLY	P : POCONO POINT RD	924.60	256.58	24.00	0.00	1,205.18
K05120-103	2014-01-3088391	PIA HOLLY	P : POCONO POINT RD	946.72	92.30	24.00	0.00	1,063.02
K05120-103 Total				1,871.32	348.88	48.00	0.00	2,268.20
K05120-111	2013-01-3088511	DIBBLE SUZANNE E	P : POCONO POINT RD	467.82	119.29	24.00	0.00	611.11
K05120-111	2014-01-3088511	DIBBLE SUZANNE E	P : POCONO POINT RD	638.68	62.28	24.00	0.00	724.96
K05120-111 Total				1,106.50	181.57	48.00	0.00	1,336.07

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K05120-112	2007-01-0207441	PIERCE ETURA	P : POCONO POINT RD	308.62	368.59	24.00	0.00	701.21
K05120-112	2008-01-0207441	PIERCE ETURA	P : POCONO POINT RD	626.20	737.35	24.00	0.00	1,387.55
K05120-112	2009-01-0207441	PIERCE ETURA	P : POCONO POINT RD	694.00	692.27	24.00	0.00	1,410.27
K05120-112	2010-01-0207441	PIERCE ETURA	P : POCONO POINT RD	718.16	587.09	24.00	0.00	1,329.25
K05120-112	2011-01-0207441	PIERCE ETURA	P : POCONO POINT RD	743.32	473.87	24.00	0.00	1,241.19
K05120-112	2012-01-0207441	PIERCE ETURA	P : POCONO POINT RD	678.04	310.20	24.00	0.00	1,012.24
K05120-112	2013-01-0207441	PIERCE ETURA	P : POCONO POINT RD	698.28	193.78	24.00	0.00	916.06
K05120-112	2014-01-0207441	PIERCE ETURA	P : POCONO POINT RD	715.00	69.71	24.00	0.00	808.71
K05120-112 Total				5,181.62	3,432.86	192.00	0.00	8,806.48
K05120-120	2013-01-0207511	BRAS BOANERGES JR &	P : POCONO POINT RD	461.50	6.93	24.00	0.00	492.43
K05120-120	2014-01-0207511	BRAS BOANERGES JR &	P : POCONO POINT RD	782.80	76.32	24.00	0.00	883.12
K05120-120 Total				1,244.30	83.25	48.00	0.00	1,375.55
K05120-130	2007-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	34.47	0.00	24.00	5.17	63.64
K05120-130	2008-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	748.60	881.48	24.00	244.51	1,898.59
K05120-130	2009-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	829.84	827.76	24.00	248.64	1,930.24
K05120-130	2010-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	858.72	702.00	24.00	240.11	1,824.83
K05120-130	2011-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	888.80	566.60	24.00	0.00	1,479.40
K05120-130	2012-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	940.68	430.36	24.00	0.00	1,395.04
K05120-130	2013-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	968.76	268.84	24.00	0.00	1,261.60
K05120-130	2014-01-0207611	FUTIE LAURA A	P : POCONO POINT RD	991.92	96.72	24.00	0.00	1,112.64
K05120-130 Total				6,261.79	3,773.76	192.00	738.43	10,965.98
K05120-132	2012-01-0207631	PENN BENNIE D & MIRR	P : POCONO POINT RD	312.22	128.79	24.00	0.00	465.01
K05120-132	2013-01-0207631	PENN BENNIE D & MIRR	P : POCONO POINT RD	643.08	178.46	24.00	0.00	845.54
K05120-132	2014-01-0207631	PENN BENNIE D & MIRR	P : POCONO POINT RD	658.48	64.20	24.00	0.00	746.68
K05120-132 Total				1,613.78	371.45	72.00	0.00	2,057.23
K05120-139	2012-01-0207671	GOODWIN MARIE	P : POCONO POINT RD	854.92	391.12	24.00	0.00	1,270.04
K05120-139	2013-01-0207671	GOODWIN MARIE	P : POCONO POINT RD	880.44	244.32	24.00	0.00	1,148.76
K05120-139	2014-01-0207671	GOODWIN MARIE	P : POCONO POINT RD	901.48	87.89	24.00	0.00	1,013.37
K05120-139 Total				2,636.84	723.33	72.00	0.00	3,432.17
K05120-150	2013-01-3088831	GAY BRAD D	P : POCONO POINT RD	477.48	132.50	24.00	0.00	633.98
K05120-150	2014-01-3088831	GAY BRAD D	P : POCONO POINT RD	488.92	47.68	24.00	0.00	560.60
K05120-150 Total				966.40	180.18	48.00	0.00	1,194.58

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K05120-168	2007-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	29.78	17.87	24.00	0.00	71.65
K05120-168	2008-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	691.60	814.36	24.00	0.00	1,529.96
K05120-168	2009-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	766.52	764.61	24.00	0.00	1,555.13
K05120-168	2010-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	793.20	648.45	24.00	0.00	1,465.65
K05120-168	2011-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	821.00	523.39	24.00	0.00	1,368.39
K05120-168	2012-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	801.32	366.60	24.00	0.00	1,191.92
K05120-168	2013-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	825.24	229.01	24.00	0.00	1,078.25
K05120-168	2014-01-0207861	SANTIAGO RONALD	P : 203 POCONO POINT RD	844.96	82.38	24.00	0.00	951.34
K05120-168 Total				5,573.62	3,446.67	192.00	0.00	9,212.29
K05120-182	2013-01-3089181	SMITH LINDA	P : POCONO POINT RD	143.95	6.47	24.00	0.00	174.42
K05120-182	2014-01-3089181	SMITH LINDA	P : POCONO POINT RD	576.52	56.21	24.00	0.00	656.73
K05120-182 Total				720.47	62.68	48.00	0.00	831.15
K05120-186	2013-01-0207961	JENKINS TERESA E	P : 48 POCONO POINT RD	808.68	224.41	24.00	0.00	1,057.09
K05120-186	2014-01-0207961	JENKINS TERESA E	P : 48 POCONO POINT RD	799.76	77.98	24.00	0.00	901.74
K05120-186 Total				1,608.44	302.39	48.00	0.00	1,958.83
K05120-190	2013-01-0208001	NAZRO MICHAEL L	P : POCONO POINT RD	554.76	153.95	24.00	0.00	732.71
K05120-190	2014-01-0208001	NAZRO MICHAEL L	P : POCONO POINT RD	568.04	55.38	24.00	0.00	647.42
K05120-190 Total				1,122.80	209.33	48.00	0.00	1,380.13
K05120-4	2005-01-3143591	SAYER SUZANNE P	P : POCONO POINT RD	431.64	731.63	24.00	0.00	1,187.27
K05120-4	2006-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	579.44	890.88	24.00	0.00	1,494.32
K05120-4	2007-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	522.88	709.81	24.00	0.00	1,256.69
K05120-4	2008-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	530.48	624.64	24.00	0.00	1,179.12
K05120-4	2009-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	587.96	586.49	24.00	0.00	1,198.45
K05120-4	2010-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	608.40	497.37	24.00	0.00	1,129.77
K05120-4	2011-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	629.72	401.45	24.00	0.00	1,055.17
K05120-4	2012-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	570.84	261.16	24.00	0.00	856.00
K05120-4	2013-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	587.88	163.13	24.00	0.00	775.01
K05120-4	2014-01-3143591	CLEARY MARGARET	P : POCONO POINT RD	601.96	58.69	24.00	0.00	684.65
K05120-4 Total				5,651.20	4,925.25	240.00	0.00	10,816.45

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K05120-52	2000-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	469.00	1,227.61	24.00	0.00	1,720.61
K05120-52	2001-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	487.16	1,187.44	24.00	0.00	1,698.60
K05120-52	2002-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	495.04	1,117.54	24.00	6.00	1,642.58
K05120-52	2003-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	555.64	1,154.34	24.00	0.00	1,733.98
K05120-52	2004-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	560.32	1,063.21	24.00	0.00	1,647.53
K05120-52	2005-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	579.92	996.02	24.00	0.00	1,599.94
K05120-52	2006-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	583.88	897.71	24.00	0.00	1,505.59
K05120-52	2007-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	402.04	545.77	24.00	0.00	971.81
K05120-52	2008-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	407.88	480.28	24.00	0.00	912.16
K05120-52	2009-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	452.12	450.99	24.00	0.00	927.11
K05120-52	2010-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	467.88	382.49	24.00	0.00	874.37
K05120-52	2011-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	484.28	308.73	24.00	0.00	817.01
K05120-52	2012-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	525.28	240.30	24.00	0.00	789.58
K05120-52	2013-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	540.96	150.12	24.00	0.00	715.08
K05120-52	2014-01-0208341	HAGGERTY JOHN E	P : POCONO POINT RD	553.92	54.01	24.00	0.00	631.93
K05120-52 Total				7,565.32	10,256.56	360.00	6.00	18,187.88
K05120-56	2000-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	315.90	159.05	24.00	0.00	498.95
K05120-56	2001-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	656.24	1,599.58	24.00	0.00	2,279.82
K05120-56	2002-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	668.24	1,508.55	24.00	6.00	2,206.79
K05120-56	2003-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	750.04	1,558.21	24.00	0.00	2,332.25
K05120-56	2004-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	756.32	1,435.12	24.00	0.00	2,215.44
K05120-56	2005-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	782.80	1,344.46	24.00	0.00	2,151.26
K05120-56	2006-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	788.12	1,211.73	24.00	0.00	2,023.85
K05120-56	2007-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	747.92	1,015.30	24.00	0.00	1,787.22
K05120-56	2008-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	758.76	893.44	24.00	0.00	1,676.20
K05120-56	2009-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	840.92	838.81	24.00	0.00	1,703.73
K05120-56	2010-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	870.20	711.38	24.00	0.00	1,605.58
K05120-56	2011-01-0208371	TAYLOR RALPH D	P : POCONO POINT RD	900.72	574.21	24.00	0.00	1,498.93
K05120-56	2012-01-0208371	TAYLOR SANDRA D	P : POCONO POINT RD	887.08	405.84	24.00	0.00	1,316.92
K05120-56	2013-01-0208371	TAYLOR SANDRA D	P : POCONO POINT RD	687.24	190.70	24.00	0.00	901.94
K05120-56	2014-01-0208371	TAYLOR SANDRA D	P : POCONO POINT RD	703.68	68.61	24.00	0.00	796.29
K05120-56 Total				11,114.18	13,514.99	360.00	6.00	24,995.17
K05120-59	2012-01-3087981	MANDELL KATHLEEN	P : POCONO POINT RD	603.00	275.87	24.00	0.00	902.87
K05120-59	2013-01-3087981	MANDELL KATHLEEN	P : POCONO POINT RD	621.00	172.33	24.00	0.00	817.33
K05120-59	2014-01-3087981	MANDELL KATHLEEN	P : POCONO POINT RD	635.84	62.00	24.00	0.00	721.84
K05120-59 Total				1,859.84	510.20	72.00	0.00	2,442.04

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K05120-60	2012-01-0208401	FILOMIO BARBARA	P : POCONO POINT RD	557.44	255.02	24.00	0.00	836.46
K05120-60	2013-01-0208401	FILOMIO BARBARA	P : POCONO POINT RD	574.08	159.31	24.00	0.00	757.39
K05120-60	2014-01-0208401	FILOMIO BARBARA	P : POCONO POINT RD	587.80	57.31	24.00	0.00	669.11
K05120-60 Total				1,719.32	471.64	72.00	0.00	2,262.96
K05120-69	2013-01-0208461	JORDAN KEVIN	P : LOT CANDLEWOOD PK	140.76	29.56	24.00	0.00	194.32
K05120-69	2014-01-0208461	JORDAN KEVIN	P : LOT CANDLEWOOD PK	576.52	56.21	24.00	0.00	656.73
K05120-69 Total				717.28	85.77	48.00	0.00	851.05
K05120-71	2005-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	216.02	291.13	24.00	6.00	537.15
K05120-71	2006-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	572.76	880.62	24.00	0.00	1,477.38
K05120-71	2007-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	542.72	736.74	24.00	0.00	1,303.46
K05120-71	2008-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	550.60	648.33	24.00	0.00	1,222.93
K05120-71	2009-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	610.16	608.64	24.00	0.00	1,242.80
K05120-71	2010-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	631.40	516.17	24.00	0.00	1,171.57
K05120-71	2011-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	653.52	416.62	24.00	0.00	1,094.14
K05120-71	2012-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	611.04	279.55	24.00	0.00	914.59
K05120-71	2013-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	629.28	174.64	24.00	0.00	827.92
K05120-71	2014-01-3088121	SPEARS HEATHER	P : POCONO POINT RD	644.32	62.82	24.00	0.00	731.14
K05120-71 Total				5,661.82	4,615.26	240.00	6.00	10,523.08
K05120-74	2012-01-3145231	RANDALL KEVIN D & GI	P : POCONO POINT RD	539.47	178.03	24.00	0.00	741.50
K05120-74	2013-01-3145231	RANDALL KEVIN D & GI	P : POCONO POINT RD	576.84	160.06	24.00	0.00	760.90
K05120-74	2014-01-3145231	RANDALL KEVIN D & GI	P : POCONO POINT RD	590.64	57.58	24.00	0.00	672.22
K05120-74 Total				1,706.95	395.67	72.00	0.00	2,174.62
K05120-94	2012-01-0208651	PARKER DORIS ELIZABE	P : POCONO POINT RD	169.99	66.41	24.00	0.00	260.40
K05120-94	2013-01-0208651	PARKER DORIS ELIZABE	P : POCONO POINT RD	667.92	185.35	24.00	0.00	877.27
K05120-94	2014-01-0208651	PARKER DORIS ELIZABE	P : POCONO POINT RD	683.88	66.68	24.00	0.00	774.56
K05120-94 Total				1,521.79	318.44	72.00	0.00	1,912.23
Grand Total				703,239.23	172,660.43	10,080.00	3,992.36	889,972.02

EXHIBIT B

§ 12 – 195h. Assignment of liens

Any municipality, by resolution of its legislative body, as defined in section 1-1, may assign, for consideration, any and all liens filed by the tax collector to secure unpaid taxes on real property as provided under the provisions of this chapter. The consideration received by the municipality shall be negotiated between the municipality and the assignee. The assignee or assignees of such liens shall have and possess the same powers and rights at law or in equity as such municipality and municipality's tax collector would have had if the lien had not been assigned with regard to the precedence and priority of such lien, the accrual of interest and the fees and expenses of collection. The assignee shall have the same rights to enforce such liens as any private party holding a lien on real property.

EXHIBIT C
(ASSIGNMENT AGREEMENT)

AGREEMENT FOR THE ASSIGNMENT OF
CERTAIN REAL PROPERTY TAX LIENS
OF THE CITY OF DANBURY

This Agreement is entered into by and between the City of Danbury, a municipal corporation located in the County of Fairfield and organized and existing under and by virtue of the laws of the State of Connecticut (hereinafter referred to as the "City") and _____, a _____ company organized and existing under the laws of the State of _____, (hereinafter referred to as the "Assignee") on the ___ day of _____, 2016.

WHEREAS, the City is the owner and holder of certain tax liens filed pursuant to the provisions of §12-173 of the Connecticut General Statutes by its tax collector to secure unpaid taxes on real property, which liens (hereinafter referred to as the "Tax Liens" or "Delinquent Tax Liens") are more particularly described in Schedule A attached hereto and hereby made a part hereof; and

WHEREAS, pursuant to the provisions of §12-195h of the Connecticut General Statutes, as amended from time to time, the City seeks to assign said Tax Liens to the Assignee; and,

WHEREAS, the City Council of the City of Danbury has, by resolution dated May 4, 2009, authorized the assignment of certain Tax Liens and authorized the Mayor to execute any and all documents necessary to effectuate said assignment and,

WHEREAS, the City solicited proposals concerning the assignment of said Tax Liens in accordance with the provisions of Connecticut General Statutes § 12-195h and a "Request for Proposals for the Assignments of Delinquent Real Property Tax Liens of the City of Danbury" (hereinafter referred to as the "RFP", which is attached hereto as Schedule C, made a part hereof and incorporated herein by reference); and,

WHEREAS, the proposal submitted by the Assignee in response to said RFP is deemed to be in the best interests of the City and has accordingly been accepted.

NOW THEREFORE, in consideration of the premises herein contained, and for other good and valuable consideration, the Parties agree as follows:

1. Assignment

The City agrees to irrevocably assign to the Assignee all its right, title and interest in and to the Tax Liens listed in Schedule A attached hereto and made a part hereof (hereinafter referred to as the "Assigned Liens" or the "Final List"). The City agrees to the fullest extent allowed by the applicable Connecticut statutes or any other applicable law, to assign and transfer to Assignee all collection rights and remedies available to the City, including, without limitation, the right to foreclose any Assigned Lien and the right to commence an in personam action against any person responsible for the payment thereof. Notwithstanding the foregoing, or any other provision hereof, the rights granted to the Assignee hereunder shall not include the right of the Danbury Tax Collector to recover delinquencies secured by the Assigned Liens through a claim against other real property owned by the delinquent taxpayer. A document evidencing such assignment, in substantially the form attached hereto as Schedule B, shall be executed and delivered to the Assignee upon payment of the Purchase Price identified in Section 2 hereof. The Assignee agrees to accept the assignment and to assume the specific and pertinent rights, obligations and duties set forth in the RFP and in this Assignment Agreement.

2. Purchase Price

In consideration for the assignment of the Assigned Liens the Assignee agrees to pay the City the Purchase Price of \$ **XXX** on _____ (hereinafter referred to as the "Closing Date"), which sum is derived from the Assignee's bid as adjusted pursuant to the provisions of the RFP. The Purchase Price

shall be paid in full on the Closing Date by wire transfer to an account designated by the City or by certified or bank check issued by a Connecticut banking institution.

The Assignee shall be entitled to retain all sums collected by it with respect to the Assigned Liens subsequent to the closing date. The Assignee shall be entitled to receive from the City all payments received, if any, with respect to the Assigned Liens on or before the Closing Date to the extent such amounts are not applied to reduce the Purchase Price. If for any reason the City receives any payments on any Assigned Liens to which the Assignee is entitled hereunder or pursuant to the RFP, the City shall hold such payment in trust for the benefit of the Assignee segregated from other funds of the City and immediately remit such payments to Assignee in accordance with Assignee's direction.

All costs, expenses and fees which shall be incurred in any way with regard to the collection of amounts secured by the Tax Liens, including any costs, expenses or fees associated with prospective actions to foreclosure the Tax Liens shall be the sole responsibility of and at the sole expense of the Assignee.

3. Assignment of Future Tax Liens

Subject to the prior authorization of the City Council, the City may, at its option, with the consent of the Assignee, assign to the Assignee future tax liens (hereinafter referred to as the "Future Tax Liens") relating to the same property as a previously Assigned Lien. Each such assignment shall be completed in the same manner as the initial assignments hereunder and shall be subject to all applicable provisions of the RFP and to all of the provisions of this Assignment Agreement relating to Assigned Liens as well as to all of provisions of law existing at the time of the assignment.

Any such Future Tax Lien that the Assignee has not elected to obtain through assignment in accordance with this section shall continue as a lien upon the subject property and shall have priority over any and all liens on the subject property previously assigned to the Assignee. The City shall be entitled to enforce payment of any tax delinquency secured by any such lien in any manner permitted by law. Any receipt of tax payments by the Assignee with respect to property that is subject to a Future Tax Lien that the Assignee has not elected to obtain through assignment shall be paid to the City, until said Future Tax Lien shall have been paid in full.

In the even that the City Council does not authorize the assignment of a Future Tax Lien, the City agrees that it will not commence any action to foreclose any such Future Tax Lien for a period of one (1) year from the date of filing of the continuation certificate relating to said Future Tax Lien, which period shall be extended if the City determines that the Assignee has commenced an action to foreclose an Assigned Lien relating to the same property and is proceeding with said foreclosure action in good faith and with due diligence.

The terms of the RFP and all subsequent agreements between the Purchaser and the City relating to Delinquent Tax Liens shall also apply to Future Tax Liens.

4. Administration of Accounts

Upon the assignment of the Assigned Liens by the City to the Assignee, Assignee will administer all such liens at its sole cost and expense.

Within sixty (60) days following a tax lien assignment the Assignee shall notify the property owner of each property which is subject to an Assigned Lien that the assignment has occurred and that future payments should be made to the Assignee and not to the City. The Assignee shall make a toll-free number available for use by taxpayers in contacting the Assignee.

The Assignee shall report to the City on a monthly basis concerning the status of all Assigned Liens. Said report shall provide the city with such information as will fairly inform it of the status of all unpaid taxes, interest and fees on the subject properties.

A Certificate of Insurance will be required at the time of execution of contract evidencing general and professional liability coverage in an amount of at least \$2,000,000. Further, a contractual liability policy shall similarly be required in an amount sufficient to cover the Assignees obligations to the City hereunder.

5. Recordings

The Assignee shall be responsible at its sole cost and expense for the recording of the Assignment document, any necessary and appropriate releases and any other documents deemed necessary by either party hereto.

6. Enforcement of Tax Liens

Without waiving any rights it may have as a result of the assignment of the Assigned Liens, the Assignee represents that it will make a reasonable attempt to work out the payment of the delinquent taxes, interest and fees secured by the Assigned Liens without instituting foreclosure or similar litigation. The City agrees that the Assignee may in its sole discretion enter into any form of payment plan with respect to the payment of all or any part of an Assigned Lien. The terms and conditions of such payment plan shall be within the sole discretion of the Assignee. The City recognizes however that the collection of debts secured by tax liens must proceed within certain statutory time frames and that the Assignee cannot jeopardize its position with regard to such liens. Accordingly, the Assignee may enforce the Assigned Liens in any manner permitted pursuant to the provisions of the Connecticut General Statutes once reasonable efforts to arrange for voluntary payment of the delinquencies have failed. **Provided however that in no event shall the Assignee name the City as a defendant in any foreclosure action.**

The Assignee may assign any or all of its interests, rights and obligations under this Agreement with respect to the Assigned Liens, provided however that prior to the assignment of any of the Assigned Liens, Assignee shall notify the City. The City shall not unreasonably withhold its consent to such further assignment. If the City does not object to the further assignment within sixty (60) days of notification by Assignee, the City shall be deemed to have consented to the assignment. In addition and notwithstanding anything herein to the contrary, Assignee shall have the right to freely assign the Assigned Liens either to an affiliate or to a lender for the purpose of financing only, without restriction. The term "affiliate" shall mean any person or entity controlling, controlled by or under common control of the Assignee. In the event of any such assignment, sale or conveyance, the provisions of the RFP and of this Assignment Agreement and any amendments hereto or thereto shall be binding upon the heirs, successors and assigns of the parties hereto and of the subsequent assignee. Any assignment, sale or conveyance by the Assignee of any Delinquent Tax Lien, or any interest therein, shall not modify, relieve, terminate or discharge any of the Assignee's obligations under this Assignment Agreement or the RFP, except as agreed to by the City.

7. Management of Properties

In the event that the Assignee shall become the owner of any property which was subject to an Assigned Lien, the Assignee agrees to maintain said property in accordance with all applicable federal, state and local codes, laws, ordinances and regulations. In addition, the Assignee agrees that upon acquisition of title to any such property, it shall pay all municipal taxes in a timely manner as they fall due.

8. Indemnification

The Assignee represents that it will fully comply with all relevant local, state and federal laws, codes, ordinances and regulations in the enforcement or collection of any Assigned Liens.

The Assignee shall indemnify and hold harmless the City, its employees, officials and agents, including any of the foregoing sued as individuals, from any lawsuit, counterclaim or administrative proceeding seeking money damages, refund or discharge of taxes, equitable or other relief of any kind, arising from or in connection with (i) the exercise of the power and authority granted by this Agreement over the Assigned Liens (ii) any unlawful act in connection with the collection efforts by the Assignee (iii)

the institution of foreclosure of any of the Assigned Liens in violation of applicable law (iv) any violation of any state or federal securities or blue sky law, statute, rule or regulation (v) any unlawful act of the Assignee, its officers and employees, to collect amounts secured by the Assigned Liens or (vi) any inaccuracy or misrepresentation in or breach of any representations, warrants, covenants or agreements made by Assignee in this Agreement. Such indemnification shall include payment of any judgment as well as any legal fees or costs incurred by the City.

The City shall indemnify and hold harmless the Assignee, its employees, officials and agents, including any of the foregoing sued as individuals from any lawsuit, counterclaim or administrative proceeding seeking money damages, refund or discharge of taxes, equitable or other relief of any kind, arising from or in connection with or, which arise out of or result from: (i) any unlawful exercise by the City of powers and authority granted to the Assignee by this Agreement, (ii) any unlawful acts of the City (including its officers and employees), (iii) the institution of foreclosure of any Assigned Liens or any other collection action taken by the City in violation of applicable law or any provisions of this Agreement or the RFP, and (iv) any inaccuracy or misrepresentation in or breach of any representations, warranties, covenants or agreements made by the City in this Agreement. Such indemnification shall include payment of any judgment as well as any legal fees or costs incurred by Assignee.

9. Representations and Covenants

The City hereby represents and warrants to Assignee and its assigns, all of the representations are true, complete and correct in all respects as of the date hereof and as of the Closing Date, as follows:

a. The City represents that the Purchase Price paid for the Assigned Liens shall be accepted by the City as correct and accurate reflection of the sums due and owing for the assignment of said liens;

b. The City represents that the information concerning the Assigned Liens is the same information as contained in the records of the Danbury Tax Collector with respect to such liens. In the event that the information provided by the City to the Assignee is incorrect, and in reliance upon said information the Assignee has overpaid the City, the City agrees to promptly refund any overpayment to the Assignee;

c. The Assignee shall be responsible for exercising due diligence in evaluating any risk that may be associated with any Assigned Lien. Unless otherwise set forth herein, the City makes no representations or warranties as to the title to any property or as to the collectability of any Assigned Lien. However, in the event that a court of competent jurisdiction determines, by a final, non-appealable judgment, that any Assigned Lien on the Final List is unenforceable due to the negligence or error of the City, the City shall refund a pro rata portion of the Purchase Price, without interest, based upon the ratio of the value of the unenforceable lien or liens, including principal, interest and other charges identified in Schedule A, to the total value of all of the liens on the list. Similarly, if any Future Tax Lien is judicially declared to be unenforceable, the City shall refund the amount paid for the assignment of said lien to the Assignee, without interest. The Assignee shall thereupon reassign the said lien or liens to the City.

d. The City is the sole owner of and possesses full right, title and interest in and to each of the Assigned Liens;

e. Such Assigned Liens and all interest and rights therein are freely assignable to the Assignee to the fullest extent permitted under Connecticut law and there has been no prior assignment of the Assigned Liens;

f. The City is a political subdivision of the State of Connecticut and is duly organized and validly existing under the laws governing its creation. The City has full power and authority to enter into and perform this Agreement and all action necessary to authorize the execution and delivery of this Agreement and the performance by the City of its obligations hereunder has been duly taken. This Agreement has been duly executed by the City and constitutes the legal, valid, binding and enforceable obligation of the City, enforceable against the City in accordance with its terms, except as such

enforcement may be limited by bankruptcy, insolvency, reorganization, receivership, moratorium or other laws relating to or affecting the rights of creditors generally or by general principles of equity;

g. There is no action, suit, claim or proceeding pending or, to the best of its knowledge, threatened against the City, whether at law or in equity, before any court or by or before any other governmental commission, board, bureau, agency or instrumentality that, if determined adversely to the interests of the City, could have a material adverse effect upon the ability of the City to perform its obligations hereunder.

h. As to each of the Assigned Liens:

1. The assignment of such Assigned Liens hereunder constitutes a legal, valid and binding transfer of such Assigned Lien to the Assignee;
2. Neither the Assigned Lien nor the underlying tax obligation have been waived, modified, altered, satisfied, redeemed or subordinated in any respect or rescinded, and the related property securing the payment of same has not been released in whole or in any part, nor has any instrument been executed that would affect any such cancellation, subordination, rescission or release;
3. Each Assigned Lien constitutes a valid enforceable lien against the related property, subject to no prior liens or encumbrances retained by the City, and enjoying such first priority with respect to any other liens or encumbrances;
4. Such Assigned Lien secures the obligation to pay an amount equal to the full aggregate tax on such Assigned Lien;
5. The City has complied with all applicable laws in connection with the sale of the Assigned Liens;
6. Upon the completion of the sale of each such Assigned Lien pursuant to this Agreement and as permitted by law, the Assignee shall have received from the City and shall have and possess the same powers and rights at law or in equity as the City and the tax collector would have had if the Assigned Liens had not been assigned with regard to the precedence and priority of such lien, the accrual of interest and the fees and expenses of collection; and
7. Such Assigned Liens have been levied by the City and the City has given the applicable taxpayer notice thereof in accordance with the pertinent Connecticut statutes and any other applicable law, and the levying of such Assigned Liens and the giving of such notice will not conflict with or result in a breach or constitute a default under any provision of the Connecticut statutes or other applicable laws.

j. For the term of this Agreement subsequent to the Closing Date, if the tax collector of the City has actual knowledge of a breach of any of the representations and warranties made by the City contained herein, the City shall give prompt written notice of same to the Assignee.

The City further covenants with the Assignee as follows:

a. The City has legal authority to assign and transfer the Assigned Liens and the City has performed all necessary actions and obtained such approvals from the City Council and from all other appropriate City officers as is required by state or local law;

b. The City agrees that it shall take no further action in collecting the taxes secured by the Assigned Liens after the date of closing with respect to each such lien and that any taxpayer seeking to pay the same shall be referred to the Assignee for payment arrangements;

c. In the event that payments are received by the City for any such Assigned Lien the City agrees to promptly forward such sums to the Assignee, provided that the Assignee is in compliance with all terms of this Agreement and the RFP;

d. The City shall provide to the Assignee, upon request, such information which the City has in its possession, obtained in the ordinary course of business, regarding the Assigned Liens, excluding title searches, in order that the Assignee may process and administer the same.

10. Representations and Covenants by the Assignee

The Assignee represents that to the best of its knowledge:

- a. It has full authority to purchase the Assigned Liens and that it is neither under any legal disability nor subject to any threatened or pending litigation which would adversely affect its ability to perform any of the duties or obligations imposed upon it by the RFP or by this Assignment Agreement;
- b. The Assignee is qualified to do business in the State of Connecticut and authorizes the Secretary of State to accept service of process on its behalf with respect to any dispute, which may arise out of the Assignee's performance of the terms of this Agreement;
- c. Either the transactions contemplated by this Agreement shall be in compliance with all applicable state and federal laws, or that such transaction shall be exempt from such securities laws;
- d. Its source of funds for financing this assignment are lawful and exempt from the application of any civil forfeiture provision of any state or federal law with respect to funds derived from a criminal enterprise and hereby agrees to indemnify the City for any liability or loss the City incurs due to the application of such laws to any funds transferred by the Assignee to the city in connection with this Agreement or the Assignment.

The Assignee covenants with the City as follows:

- a. In collecting or enforcing any tax liens subject to this Agreement, the Assignee shall not discriminate against any person on the basis of sex, race, color, creed, age or national origin and shall at all times comply with all local, state and federal anti-discrimination laws, rules and regulations. The Assignee agrees to comply with all relevant local, state and federal laws and regulations pertaining to tax collection practices and procedures, including but not limited to provisions of the Connecticut General Statutes governing tax collection and the statutory rate of interest and to provide releases upon payment of liens in the manner required by law;
- c. The Assignee acknowledges that the transfer of any property or the foreclosure of any lien against any property which is subject to classification as an establishment involved in the handling of hazardous wastes under the Connecticut Transfer Act, Section 22a-134 et seq. of the Connecticut General Statutes, as amended, may constitute a transfer of operations for purposes of triggering and reporting requirements of said Transfer Act. The Assignee agrees to be solely responsible for determining and complying with any reporting requirements of the Transfer Act or any other similar law applicable to the Assignee that may apply to properties which are subject to the Assigned Liens in any foreclosure or other action against the Assigned Liens. In addition, the Assignee agrees to bear the sole duty of due diligence to determine the effect of, and bear the sole liability that may be created by, ownership or operation of, or any condition with respect to, any property which is subject to an Assigned Lien that may be in violation of any local, state or federal environmental law or regulation or that may result in any kind of enforcement action whatsoever.
- d. The Assignee shall keep on file with the Danbury Tax Collector and the Danbury Corporation Counsel a corporate resolution which sets forth the current address of the Assignee for payment purposes and which resolution shall be accompanied by the corporate secretary's certification and seal;
- e. Upon the resolution of all Assigned Liens the Assignee shall provide a full and final accounting in a form acceptable to the City and shall not terminate its responsibilities pursuant to this Agreement without the written consent of the City.

11. Default

1. If the Assignee breaches any of its representations, warranties or covenants made hereunder, does not comply with any of its duties and obligations hereunder or is otherwise not in compliance with this Agreement or the Assignment of Municipal Tax Liens (Schedule B), the Assignee

shall be in default hereunder and the City shall have the right to exercise any rights that it may have pursuant to the terms of this Agreement, or in law or equity with respect to such breach or noncompliance by the Assignee.

2. If the City breaches any of its representations, warranties or covenants made hereunder, does not comply with any of its duties and obligations hereunder or its otherwise not in compliance with this Agreement or the Assignment of Municipal Tax Liens (Schedule B) the City shall be in default hereunder and the Assignee shall have the right to exercise any rights that it may have pursuant to the terms of this Agreement, or in law or equity with respect to such breach or noncompliance by the City.

12. Remedies

The remedies provided for in this Agreement shall be cumulative, and shall not preclude assertion by either party of any other rights or the seeking of any other remedies against the other party and shall not limit the right of any party hereto to take any other action available at law or in equity.

13. Benefit of Agreement

This Agreement and all of the right and obligations hereunder shall inure to the benefit of and are binding upon the parties hereto and their respective successors and permitted assigns only, and shall not be to the benefit of any third parties.

14. Severability

If any one or more of the provisions or terms of this Agreement shall be held invalid for any reason whatsoever, then such provisions or terms shall be ineffective to the extent of such invalidity or unenforceability, shall be deemed void and severable from the remaining provisions and terms of the Agreement and shall not affect the validity or enforceability of such other provisions or terms herein. If there is any conflict between this Agreement and the RFP, this Agreement shall control.

15. Amendments; Waivers

This Agreement may be amended or terminated only by a writing signed by both parties hereto. Compliance with any provision hereof may not be waived by the Assignee or by the City, unless such amendment or waiver is consented to in writing by the other party hereto.

16. Notices

All notices required or permitted under this Agreement shall be given to the parties in writing at their respective addresses set forth below:

If to the City: Scott M. Ferguson, CCMC
 Tax Collector
 City Hall
 155 Deer Hill Avenue
 Danbury, Connecticut 06810
 with a copy to the Danbury Corporation Counsel at the same address.

If to the Assignee:

XXX

17. Binding Effect

This Agreement shall be binding upon the parties hereto, their heirs, successors and assigns.

18. Governing Law; Venue; Consent to Jurisdiction

1. This Agreement and all questions relating to its validity, interpretation, performance and enforcement shall be governed by and construed, interpreted and enforced in accordance with the laws of Connecticut, without giving effect to the conflict of laws principles thereof.
2. The Assignee and the City irrevocably and unconditionally (i) agree that any suit, action or other legal proceeding arising out of this Agreement or the Assignment may be brought only in the state or federal courts of record located in Connecticut; (ii) consent to the non-exclusive jurisdiction of each such court in any such suit, action or proceeding; and (iii) waive any objections which they may otherwise have to the laying of venue of any such suit, action or proceeding in any such courts.

19. Counterparts

This Agreement may be executed and delivered in any number of counterparts, and such counterparts taken individually shall be sufficient to constitute the whole of this Agreement and taken together shall constitute one and the same instrument.

20. Miscellaneous

The Section heading of this Agreement are for convenience of reference only and do not form a part hereof and do not in any way modify, interpret, or construe the intentions of the parties. Delivery of an executed signature page to this Agreement, or any other Assignment Documents, by facsimile transmission or email transmission (of scanned documents) shall be as effective as delivery of a manually signed counterpart of this Agreement or such other Assignment Document.

21. Conditions of Closing

The obligations of the parties hereto to consummate the transaction contemplated hereby shall be subject to the satisfaction of the following conditions precedent:

- (a) Execution and delivery of this Agreement by duly authorized parties;
- (b) Execution and delivery by the City of the Assignment of Municipal Tax Liens (Schedule B);
- (c) Payment by the Assignee to the City of the Purchase Price as of the Closing Date in accordance with payment instructions provided by the City;
- (d) Execution and delivery by the City of an acceptable authorization to assign the Assigned Liens;
- (e) Execution and delivery by an authorized officer of the Assignee of a certificate as to address for payments and notices; and
- (f) Delivery to the Assignee by the City of certified copies of Assigned Lien certificates.

22. Effective Date

This Agreement shall be effective upon the last date of execution by either party hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered as of this the _____ day of _____, 2016.

Signed, sealed and delivered
in the presence of:

CITY OF DANBURY

By: _____

Mark D. Boughton
Its Mayor

SCHEDULE A
(List of Tax Liens)

SCHEDULE B
ASSIGNMENT OF MUNICIPAL TAX LIENS

THIS AGREEMENT is made this _____ day of _____, 2016 by and between the City of Danbury, a municipal corporation having its territorial limits within the County of Fairfield and State of Connecticut (hereinafter referred to as the "City") and _____, a _____ organized under and by virtue of the laws of the State of _____ (hereinafter referred to as the "Assignee"), both sometimes referred to as the Parties.

WITNESSETH THAT:

WHEREAS, the City is the owner and holder of certain tax liens filed pursuant to the provisions of §12-173 of the Connecticut General Statutes by its tax collector to secure unpaid taxes on real property, which liens (hereinafter referred to as the "Tax Liens") are more particularly described and listed in Schedule A attached hereto and hereby made a part hereof; and'

WHEREAS, pursuant to the provisions of § 12-195h of the Connecticut General Statutes, as amended from time to time, and pursuant to the provisions of a certain Agreement between the Parties hereto (which agreement is entitled, "Agreement For The Assignment Of Certain Real Property Tax Liens Of The City Of Danbury", a copy of which is on file in the Office of the Corporation Counsel of the City of Danbury, 155 Deer Hill Avenue, Danbury, Connecticut 06810), the City seeks to assign forever all right, title and interest in and to said Tax Liens and any potential future subsequent Tax Liens related to such Tax Liens to the Assignee; and,

WHEREAS, the City Council of the City of Danbury has, by resolution dated **XXXX** authorized the assignment of certain Tax Liens and authorized the Mayor to execute any and all documents necessary to effectuate said assignment.

NOW THEREFORE, in consideration of the promises herein contained, and for other good and valuable consideration which is hereby acknowledged, the Parties agree as follows:

1. Assignment. The City does hereby assign, bargain, grant, set over and transfer to the Assignee all of its right, title and interest in and to the Tax Liens contained in Schedule A and any potential future subsequent tax liens related to such Tax Liens. The Assignee hereby accepts the assignments as aforesaid and agrees to assume all obligations, powers and duties as the City and the City's tax collector would have pursuant to Connecticut law and as may be imposed by law. Said assignment is absolute, irrevocable and without recourse by the Assignee as against the City.

2. Costs. All costs, expenses and fees, which shall be incurred in any way with regard to the collection of amounts secured by the Tax Liens, including any such costs, expenses and fees associated with prospective actions to foreclose the Tax Liens shall be the sole responsibility of and at the sole expense of the Assignee.

3. Hold Harmless. The Assignee shall hold harmless and indemnify the City from and against any and all claims, liabilities, actions, costs and expenses whatsoever, including, without limitation, all legal costs, expenses, fines and penalties arising out of or related in any way to the Assignee's actions to collect or foreclose the Tax Liens.

4. Successors and Assigns. All the representations, warranties, covenants and agreements contained in this Assignment by or on behalf of the Parties shall bind and inure to the benefit of their respective successors and permitted assigns.

