

Tax Collector's Constructive Notice of Tax Sale– Town of Windsor, Connecticut

The following parties may not have been reached by certified mail as of the date of this notice, or have an address that is unknown or cannot be determined by the tax collector. In accordance with Connecticut General Statute 12-157(a), the following parties are hereby constructively notified that their interest in property may be affected by a Sale of Land for Taxes to be held April 27, 2019, as detailed herein.

This publication of notice shall also serve to provide notification to the Internal Revenue Service and the State of Connecticut Department of Revenue Services of the possible existence of estate tax liability on the part of any estate listed herein under owners of record.

The following are property OWNERS of record who may not have been reached by certified mail. The notice that follows references the numbered property on the adjacent legal notice for further description.

- a. **Samuel Clay & Direa C. Rozie**, of 175 Ford Rd, Windsor, CT 06095; concerning property at 175 Ford Rd, Windsor, CT 06095, as listed in the adjacent notice, #4.
- b. **Johnnie B. & Anna P. Daniel**, of 16 Mills Rd, Windsor, CT 06095; concerning property at 16 Mills Rd, Windsor, CT 06095, as listed in the adjacent notice, #5.
- c. **William J. Gigliuto Jr**, of 10 Warren Ln, Windsor, CT 06095 & also of PO Box 370456, West Hartford, CT 06117; concerning property at 10 Warren Ln, Windsor, CT 06095, as listed in the adjacent notice, #6.
- d. **Maureen M. Gilling**, of 35 Scarborough Rd, Windsor, CT 06095; concerning property at 35 Scarborough Rd, Windsor, CT 06095, as listed in the adjacent notice, #7.
- e. **Susan Anne Hayden**, of 305 Rainbow Rd, Windsor, CT 06095; concerning property at 305 Rainbow Rd, Windsor, CT 06095, as listed in the adjacent notice, #9.
- f. **Robert A. Otis**, of 17 Highland Ave, Windsor, CT 06095; concerning property at 17 Highland Ave, Windsor, CT 06095, as listed in the adjacent notice, #11.
- g. **RMVA-NY Properties LLC**, of PO Box 464, Reading Ridge, CT 06876 & also of 45 Chestnut Dr, Windsor, CT 06095; concerning property at 45 Chestnut Dr, Windsor, CT 06095, as listed in the adjacent notice, #12.
- h. **Judy F. F. Shen**, of 2001 Falls Blvd, Quincy, MA 02169, concerning property at 46 Washington Rd, Windsor, CT 06095, as listed in the adjacent notice, #14.
- i. **Clara Sutton, c/o Melissa S. Stewart, Conservator**, of 37 Chestnut St, Manchester, CT 06040; concerning property at 404 Otee Circle, Windsor, CT 06095, as listed in the adjacent notice, #15.

The following parties may not have been reached by certified mail as of the date of this notice or have an address that is unknown or cannot be determined by the tax collector. In accordance with Connecticut General Statute 12-157(a), the following parties are hereby constructively notified that their interest in property may be affected by a Sale of Land for Taxes to be held April 27, 2019, as detailed herein.

The following are lienholders, mortgagees, encumbrancers of record or other parties who may have an interest in the properties being offered for sale and who may not have been reached by certified mail; they are not primarily responsible for paying the taxes on these properties.

- a. **The Travelers Insurance Company, c/o Robert H. Weinstein, Esq., and/or its successors**, of parts unknown; concerning property known as 16 Mills Rd, and listed as #5 in the adjacent notice. Additional lienholders: Town of Windsor, Associates Financial Services of America, Inc., Orion Financial Group, Inc., Ocennet Fuel Oil Corp, DBA Automatic TLC Fuel Oil, Professional Ambulance Service, Inc, and Mount Sinai.
- b. **Associates Financial Services of America, Inc. and/or its successors**, of parts unknown; concerning property known as 16 Mills Rd, and listed as #5 in the adjacent notice. Additional lienholders: Town of Windsor, The Travelers Insurance Company, Orion Financial Group, Inc., Ocennet Fuel Oil Corp, DBA Automatic TLC Fuel Oil, Professional Ambulance Service, Inc, and Mount Sinai.
- c. **Orion Financial Group, Inc and/or its successors**, of parts unknown; concerning property known as 16 Mills Rd, and listed as #5 in the adjacent notice. Additional lienholders: Town of Windsor, The Travelers Insurance Company, Associates Financial Services of America, Inc., Ocennet Fuel Oil Corp, DBA Automatic TLC Fuel Oil, Professional Ambulance Service, Inc, and Mount Sinai.
- d. **Ocennet Fuel Oil Corp DBA Automatic TLC Fuel Oil and/or its successors**, of parts unknown; concerning property known as 16 Mills Rd, and listed as #5 in the adjacent notice. Additional lienholders: Town of Windsor, The Travelers Insurance Company, Associates Financial Services of America, Inc., Orion Financial Group, Inc., , Professional Ambulance Service, Inc, and Mount Sinai.
- e. **The French Social Circle Federal Credit Union, Inc. and/or its successors**, of parts unknown; concerning property known as 45 Chestnut Drive, and listed as #12 in the adjacent notice. Additional lienholders: Town of Windsor.
- f. **Emily H. Quinn c/o Louis W. Flynn Jr and/or its successors**, of parts unknown; concerning property known as 96 Macktown Rd, and listed as #13 in the adjacent notice. Additional lienholders: Town of Windsor, Dennis A. McCormack Trustee for East Hartford Financial Services LLC, Dennis A. McCormack, Trustee, and Paul & N'Marie Crumbie.
- g. **Paul & N'Marie Crumbie and/or its successors**, of parts unknown; concerning property known as 96 Macktown Rd, and listed as #13 in the adjacent notice. Additional lienholders: Town of Windsor, Dennis A. McCormack Trustee for East Hartford Financial Services LLC, Emily H. Quinn, and Dennis A. McCormack, Trustee.

In accordance with Connecticut General Statute 12-157: **If no place of residence or business is known and cannot be determined by the tax collector** for any owner, taxpayer, mortgagee, lienholder or other encumbrancer whose interest in the property will be affected by the sale, **in lieu of notice by certified mail... the notice, together with the list of mortgagees, lienholders, and other record encumbrancers whose interests in the property will be affected by such sale, shall be published** in a newspaper... having a daily general circulation in the town in which such property is located at least twice, the first not more than eight nor less than five weeks before such sale...and...not more than four nor less than two weeks before such sale (excerpt from CGS 12-157). Note that the listing of “additional lienholders” is required by state statute.

Note that this listing is NOT a complete list of all lienholders, mortgagees and encumbrancers of record on all properties offered for sale. This listing ONLY represents parties who may not have been reached by certified mail. This listing should NOT be relied upon by potential bidders as a complete listing of lienholders and encumbrancers on tax sale properties, and should not be used as a substitute for the bidders’ own due diligence in determining the character and suitability of any property.

Any party listed herein, or anyone with any questions concerning this notice, should contact the Windsor Tax Collector’s Office at (860)285-1811 or in writing to 275 Broad St, Windsor, CT 06095, as soon as possible. You may wish to contact your private attorney or financial advisor to determine your rights and obligations under Connecticut General Statute 12-157. Employees of the Town of Windsor are not permitted to provide legal advice to owners, lienholders, encumbrancers of record, parties of interest, or potential bidders.

For updates on the list of properties offered for the tax sale on April 27, 2019, please consult the boards listed in the Town Hall, 275 Broad St, Windsor, CT or the Town of Windsor website, www.townofwindsorct.com.

Note that the listing of a party above as a lienholder, mortgagee, encumbrancer of record, party in interest or “additional lienholder” is not meant to indicate that taxes are owed by that party. **Taxes are owed according to the “Notice of Sale of Land for Taxes” adjacent to this listing.**

Dated at Windsor, CT this 11th day of March, 2019.

Cathleen U. Elliot, CCMC
Tax Collector, Town of Windsor

March 11, 2019