

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 15, 2023, 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. **Larsens Hardware Inc , and/or their successors**, of 144 Poquonock Ave, Windsor, CT 06095; concerning property known as 144 Poquonock Ave, Windsor, CT 06095, and listed as #6 in the adjacent notice.
- b. **1 Waterside Holdings CT LLC , and/or their successors**, of 1225 McDonald Ave, Brooklyn, NY 11230; concerning property known as 1 Waterside Crossing, Windsor, CT 06095, and listed as #8 in the adjacent notice.
- c. **Hugo M. Pickering, Clent A. Pickering, and Lenord C. Pickering , and/or their successors**, of 32 Warham St, Windsor, CT 06095; concerning property known as 32 Warham St, Windsor, CT 06095, and listed as #9 in the adjacent notice.
- d. **Two Thousand One Hundred Fifty Two Poquonock Ave Assoc, and/or their successors**, of 860 Russell Ave, Suffield, CT 06078; concerning property known as 2152 Poquonock Ave, Windsor, CT 06095, and listed as #12 in the adjacent notice.

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 15, 2023, 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. **Webster Bank National Association, and/or its successors**, of parts unknown; concerning property known as 43 Philip Henry Cir, Windsor,

CT 06095, and listed as #2 in the adjacent notice. Additional lienholders: Town of Windsor.

- b. **Southern New England Farm Credit ACA, and/or his successors**, of parts unknown; concerning property known as 1022 Palisado Ave, Windsor, CT 06095, and listed as #7 in the adjacent notice. Additional lienholders: Town of Windsor, First Pioneer Farm Credit, ACA, and Connecticut National Bank.
- c. **Windsor Holdings 2022 LLC, and/or their successors**, of parts unknown; concerning property known as 1 Waterside Crossing, Windsor, CT 06095, and listed as #8 in the adjacent notice. Additional lienholders: Town of Windsor.
- d. **People's Bank, and/or its successors**, of parts unknown; concerning property known as 32 Warham St, Windsor, CT 06095, and listed as #9 in the adjacent notice. Additional lienholders: Town of Windsor, Hartford Anesthesiology Associates, The Metropolitan District, State of Connecticut Department of Revenue Service, Windsor Federal Savings & Loan Assoc., State of Connecticut Superior Court Clerk's Office, Unifund Corporation, Southern New England Telephone, and Internal Revenue Service.
- e. **Southern New England Telephone, and/or its successors**, of parts unknown; concerning property known as 32 Warham St, Windsor, CT 06095, and listed as #9 in the adjacent notice. Additional lienholders: Town of Windsor, Hartford Anesthesiology Associates, The Metropolitan District, State of Connecticut Department of Revenue Service, Windsor Federal Savings & Loan Assoc., State of Connecticut Superior Court Clerk's Office, Unifund Corporation, People's Bank, and Internal Revenue Service.
- f.
- g. **Windsor Federal Savings and Loan Association, and/or its successors**, of 250 Broad St, Windsor, CT 06095; concerning property known as 34 Rosemont Ave, Windsor, CT 06095, and listed as #15 in the adjacent notice. Additional lienholders: Town of Windsor, Windsor Fire District.

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 15, 2023, 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 2nd day of March, 2023.

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

March 2, 2023