

## **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 22, 2017, 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. **11-13 Wilson Avenue**, of 11 Wilson Ave, Windsor, CT 06095; concerning property at 11 Wilson Ave, Windsor, CT 06095; as listed in the adjacent notice, #1.
- b. **230 Windsor Avenue**, of 230 Windsor Ave, Windsor, CT 06095; concerning property at 230 Windsor Ave, Windsor, CT 06095; as listed in the adjacent notice, #2.
- c. **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, #6.
- d. **Integrative Marketing Solutions LLC**, of 46 Newport Dr, Bloomfield, CT 06002; concerning property at 32 Mack St, Windsor, CT 06095; as listed in the adjacent notice, #7.
- e. **Raymond I. Leonard Jr. & Mary A. Leonard**, of 85 Dudley Town Rd, Windsor, CT 06095; concerning property at 85 Dudley Town Rd, Windsor, CT 06095; as listed in the adjacent notice, #8.
- f. **Tullet Mahmood**, of 31 Olga Ave, Windsor, CT 06095; concerning property at 31 Olga Ave, Windsor, CT 06095; as listed in the adjacent notice, #9.
- g. **Eunice Medwinter**, of 46 Newport Dr, Bloomfield, CT 06002; concerning property at 111 Rood Ave, Windsor, CT 06095; as listed in the adjacent notice, #10.
- h. **SCN LLC**, of 330 Poquonock Ave, Windsor, CT 06095; concerning property at 332 Poquonock Ave, Windsor, CT 06095; as listed in the adjacent notice, #12.

- i. **Clara Sutton, c/o Melissa S. Stewart Conservator**, of 62 Summer St, Manchester CT 06040; concerning property at 404 Otee Cir, Windsor, CT 06095; as listed in the adjacent notice, #13.
- j. **Wells Fargo Bank NA**, of 4101 Wiseman Blvd, San Antonio, TX 78251; concerning property at 33 Hillcrest Rd, Windsor, CT 06095; as listed in the adjacent notice, #15.

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**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. **Anthony Dinardo, DMD, c/o Jeffrey T. Schulyer, Michalik, Bauer, Silvia & Ciccarillo, LLP**, of parts unknown; concerning property known as 1202 Matianuck Ave, and listed as #4 in the adjacent notice. Additional lienholders: Town of Windsor, State of Connecticut Department of Revenue Services, and Saint Francis Hospital.
- b. **State of Connecticut, Department of Revenue Services**, of 25 Sigourney St, Hartford, CT or parts unknown; concerning property known as 1202 Matianuck Ave, and listed as #4 in the adjacent notice. Additional lienholders: Town of Windsor, Saint Francis Hospital, Anthony Dinardo, DMD, c/o Jeffrey T. Schulyer, Michalik, Bauer, Silvia & Ciccarillo, LLP.
- c. **MERS, as nominee for RBS Citizens, NA, and/or its successors**, of parts unknown; concerning property known as 32 Mack St, and listed as #7 in the adjacent notice. Additional lienholders: Town of Windsor, The Windsor Fire District, The Water Bureau of the Metropolitan District, First Horizon Home Loan, First Tennessee National Bank Successor of First Horizon Home Loan, and Hedco, Inc.
- d. **Citibank (South Dakota) NA, and/or its successors**, of parts unknown; concerning property known as 85 Dudley Town Rd, and listed as #8 in the adjacent notice. Additional lienholders: Town of Windsor, The Water Bureau of the Metropolitan District, and Saint Francis Hospital.

- e. **State of Connecticut, Department of Social Services**, of 55 Farmington Ave, Hartford, CT, or parts unknown; concerning property known as 31 Olga Ave, and listed as #9 in the adjacent notice. Additional lienholders: Town of Windsor, The Wilson Fire District, The Water Bureau of the Metropolitan District, and Wells Fargo Bank NA.
- f. **MBNA America Bank NA, and/or its successors**, of parts unknown; concerning property known as 111 Rood Ave, and listed as #10 in the adjacent notice. Additional lienholders: Town of Windsor, and Citibank South Dakota NA.
- g. **New England Bank & Trust Co, and/or its successors**, of parts unknown; concerning property known as 332 Poquonock Ave, and listed as #12 in the adjacent notice. Additional lienholders: Town of Windsor, Dennis McCormack Trustee, Esq. c/o Wall, McCormack and Robinson, PC, Westbank a/k/a New Alliance Bank, and Pelton Excavating Company.
- h. **Dennis McCormack Trustee Esq. c/o Wall, McCormack and Robinson, PC**, of parts unknown; concerning property known as 332 Poquonock Ave, and listed as #12 in the adjacent notice. Additional lienholders: Town of Windsor, New England Bank & Trust Co. and/or its successors, New England Bank & Trust Co. a/k/a Webster Bank and/or its successors, Westbank a/k/a New Alliance Bank, and Pelton Excavating Company.
- i. **Westbank a/k/a New Alliance Bank, and/or its successors**, of parts unknown; concerning property known as 332 Poquonock Ave, and listed as #12 in the adjacent notice. Additional lienholders: Town of Windsor, New England Bank & Trust Co. and/or its successors, New England Bank & Trust Co. a/k/a Webster Bank and/or its successors, Dennis McCormack Trustee, Esq. c/o Wall, McCormack and Robinson, PC, and Pelton Excavating Company.
- j. **Sovereign Bank, and/or its successors**, of parts unknown; concerning property known as 59 Longview Dr, and listed as #16 in the adjacent notice. Additional lienholders: Town of Windsor, Beneficial Mortgage Co. of Connecticut and/or its successors, Connecticut Natural Gas, and Santander Bank, National Association and/or its successors.
- k. **Beneficial Mortgage Co. of Connecticut, and/or its successors**, of parts unknown; concerning property known as 59 Longview Dr, and listed as #16 in the adjacent notice. Additional lienholders: Town of Windsor, Sovereign Bank and/or its successors, Connecticut Natural Gas, and Santander Bank, National Association and/or its successors.

1. **Santander Bank National Association, and/or its successors**, of parts unknown; concerning property known as 59 Longview Dr, and listed as #16 in the adjacent notice. Additional lienholders: Town of Windsor, Beneficial Mortgage Co. of Connecticut and/or its successors, Connecticut Natural Gas, and Sovereign Bank and/or its successors.

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 22, 2017, please consult the boards listed in the Town Hall, 275 Broad St, Windsor, CT or the Town of Windsor website, [www.townofwindsorct.com](http://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.**

Cathleen U. Elliot, CCMC  
Tax Collector, Town of Windsor  
March 7, 2017