

Legal Notice – Town of Bloomfield, Connecticut

NOTICE OF SALE OF REAL ESTATE FOR TAXES, OCTOBER 15, 2025

Pursuant to Conn. Gen. Stat. 12-157, et seq.

The Tax Collector of the Town of Bloomfield, CT having made lawful demand for payment of taxes due me as Collector of the Town of Bloomfield, and payment having been neglected and refused, I WILL SELL AT PUBLIC AUCTION the following described properties, separately, to satisfy taxes, interest, and charges thereon.

These amounts due are as of July 31, 2025 ONLY. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year will be added prior to the sale. Minimum bids on remaining properties will be posted after October 1, 2025.

There are 17 properties as of August 1, 2025. Book and page numbers refer to the Town of Bloomfield, Connecticut Land Records.

1. 36 Douglas St, presently in the name of 2 Douglas LLC, Book 1827/Page 276, M/B/L S12 529, total amount due as of July 31, 2025, is \$8,880.06.
2. 75 Old Poquonock Rd, presently in the name of Bauer, Janet L & Turner, Steven, Book 313/Page 1163; M/B/L I11 1, total amount due as of July 31, 2025, is \$35,787.02.
3. 519A Simsbury Rd, presently in the name of Braham, Maria, Book 1344/Page 282; M/B/L P3 99, total amount due as of July 31, 2025, is \$63,273.81.
4. 37 Grant Hill Rd, presently in the name of the Estate of Lois B Miller; Estate of William E Miller, Jr.; Miller Grant, Karen A.; Miller, Jr, Richard J.; Miller, James; Miller Shea, Jayne; Miller Korte, Sandra J.; Ferry, Kevin C.; Ferry, Kimberly A.; & Roman, Christine E., Book 2140/Page 63, M/B/L R5 337, total amount due as of July 31, 2025, is \$10,842.80.
5. 1227 Blue Hills Ave, presently in the name of Gaudet, Curtis; Beninato, Barbara; Gaudet, Kenneth; Gaudet, Jr., Allen; Estate of David Gaudet; & Gaudet, Sheri L., Book 2174/Page 65, M/B/L M12 14, total amount due as of July 31, 2025, is \$106,264.17.
6. 83 Sutton Pl, presently in the name of Greaves, Ida S.; Greaves, Quinnell M.; Greaves, Jamar R.; & Greaves, Mattie L., Book 1938/Page 20, M/B/L 130-4 37, total amount due as of July 31, 2025, is \$32,595.84.
7. 35 Applewood Rd, presently in the name of Lawrence, Alexander Yuri, Book 1959/Page 23, M/B/L O8 93, total amount due as of July 31, 2025, is \$17,221.31.

8. 99 Park Ave, presently in the name of Odoms, Claire W., Book 1936/Page 90, M/B/L R12 239, total amount due as of July 31, 2025, is \$38,997.98.

9. 5 Arlington St, presently in the name of Odoms, Claire W., Book 1923/Page 40, M/B/L R12 49, total amount due as of July 31, 2025, is \$10,450.70.

10. 715 Blue Hills Ave, presently in the name of P&S Affordable Contemporary Builders, LLC; Book 2179/Page 247, M/B/L U12 492, total amount due as of July 31, 2025, is \$6,350.41.

11. 50 Douglas St, presently in the name of Alan Nathan successor to Joel Sable as Trustee of Paula S. Steinberg Irrevocable Trust; Jeffrey Steinberg, Beneficiary of Paula S. Steinberg Irrevocable Trust; Paula S. Steinberg Irrevocable Trust, Book 1535/Page 76, M/B/L T12 278, total amount due as of July 31, 2025, is \$16,668.02.

12. 37 Gilbert Ave, presently in the name of Silpera Corp; Book 1864/Page 162, M/B/L U13 471, total amount due as of July 31, 2025, is \$25,963.14.

13. 38 Gilbert Ave, presently in the name of Silpera Corp;; Book 1864/Page 304, M/B/L U13 461, total amount due as of July 31, 2025, is \$24,164.55.

14. 32 Brentwood Dr, presently in the name Successor Trustee Carl Stone, Jr., under the Carl and Agnes Stone Living Trust; & Successor Trustee Cedric Stone, under the Carl and Agnes Stone Living Trust, Book 1401/Page 34, M/B/L P8 303, total amount due as of July 31, 2025, is \$65,875.70.

15. 1079 Blue Hills Ave, Unit F, presently in the name of VLL Realty Group LLC, Book 2006/Page 159, M/B/L 130-1 1079F, total amount due as of July 31, 2025, is \$9,223.80.

16. 25 Glenwood Ave, presently in the name of Vosney, Sebastian, Book 1556/Page 248, M/B/L S12 233, total amount due as of July 31, 2025, is \$16,131.30.

17. 29 Glenwood Ave, presently in the name of Vosney, Sebastian, Book 1556/Page 248, M/B/L S12 232, total amount due as of July 31, 2025, is \$4,793.54.

SALE will take place in the COUNCIL CHAMBERS, BLOOMFIELD TOWN HALL, 800 Bloomfield Ave, Bloomfield, CT 06002, on October 15, 2025 at 10:00 A.M. or after registration of all bidders has been completed.

The property will be sold “as is” in all respects. It is now and will remain subject to all applicable laws, ordinances, rules, and regulations including but not limited to those related to planning, zoning, wetlands, health, building, safety, and the environment. The Town of Bloomfield, Connecticut makes absolutely no guarantees representations, or warranties regarding the degree to which the property is or is not buildable, habitable, landlocked, contaminated, worth the purchase price, or suitable for any purpose, or as to the accuracy of any description, characterization, acreage, ownership, encumbrances, address provided, or that the property or its title are marketable or insurable before or after the sale.

Interested bidders must conduct their own due diligence prior to the auction and are advised to consult with an attorney of their choosing prior to making a bid.

TERMS OF SALE: This is a public auction and property will be sold to the highest bidder on each individual property. The minimum bid on each property consists of all taxes, interest, lien fees, and costs due as of the date of the sale. Minimum bids will be announced by the Tax Collector's Office after October 1, 2025.

The auction will be open to the public, however any individual or entity who is a record owner, encumbrancer, or a member of the public who owes past due taxes or other charges to the Town of Bloomfield may not bid on tax sale property and will be disqualified at registration.

Interested bidders must attend the sale in person or by representative, bring government issued identification, present a deposit via certified or cashier's check in the amount of \$5,000.00 payable to "Crumbie Law Group, Trustee" for each property on which they intend to bid, and complete the registration form provided at the sale. Cash deposits will not be accepted. No owner, nonmunicipal lienholder, or encumbrancer of this property may bid on the subject property. Individuals or entities that owe delinquent taxes to the Town of Bloomfield, Connecticut will be excluded from bidding. The Tax Collector has the discretion to exclude any potential bidder for cause, including unwillingness to acknowledge or conform to the rules of the sale.

The successful bidder must pay the balance of the sale price within five (5) calendar days thereafter or forfeit the deposit; after such a renege in the tax collector's discretion, the second-highest bid and then other junior bids may then be accepted. The municipality retains the right to rescind the auction as it deems necessary.

In the event of a successful bid and payment of the balance, a Tax Collector's Deed will be lodged in the office of the Bloomfield Town Clerk and remain unrecorded for six (6) months from the date of the sale. During this six (6) month time period, a record owner or encumbrancer may redeem the property in accordance with Connecticut General Statutes § 12-157. If at the conclusion of the six-month period following the sale, there has been no valid redemption, then the interests of all duly notified delinquent taxpayers, mortgagees, lienholders and other record encumbrancers will be extinguished and title will pass free and clear to the successful bidder, subject only to:

- 1) Taxes and water/sewer charges levied by the Town of Bloomfield, Connecticut which were not yet due and payable at the time of the levy;
- (2) Taxes and water/sewer charges of any other governmental authority against this property;
- (3) Any federal tax lien recorded until 30 days before the expiration of the redemption period, unless extinguished pursuant to federal law;

(4) Any federal nontax lien or mortgage unless released in accordance with 28 U.S.C. § 2410(e) or other authority;

(5) Easements, covenants and restrictions in favor of other parcels of land predating the levy;

(6) Interests exempt from levy and sale under the Constitution and laws of the United States;

(7) The interest of any person or such person's predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b;

(8) Any monetary encumbrance recorded between May 23, 2025 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter;

(9) Any other interest not extinguished by this tax sale procedure under state law; and

(10) The effect of any federal, state, or local law and the restrictions and conditions in the

THIS NOTICE HEREBY CONSTITUTES A LEGAL LEVY OF MY TAX COLLECTOR'S WARRANT(S) ON THE ABOVE DESCRIBED REAL ESTATE.

This notice was published on August 1, 2025.

Ashley DeJesus, CCMC, Tax Collector, Town of Bloomfield