

Tax Collector's Constructive Notice of Tax Sale– Town of Bloomfield, 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 October 15, 2025, 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. 2 Douglas LLC, c/o The PNL Companies, and/or their successors, of 2100 Ross Ave, Suite 2900, Dallas, TX 75201; concerning property known as 36 Douglas Street, Bloomfield, CT 06002, and listed as #1 in the adjacent notice.
- b. 2 Douglas LLC, c/o The PNL Companies, and/or their successors, of 500 N. Akard St, Suite 2800, Dallas, TX 75201; concerning property known as 36 Douglas Street, Bloomfield, CT 06002, and listed as #1 in the adjacent notice.
- c. Ferry, Kevin C., and/or their successors, of 151 River Road, Mystic, CT 06355; concerning property known as 37 Grant Street, Bloomfield, CT 06002, and listed as #4 in the adjacent notice.
- d. Estate of Lois B. Miller, Heidi Giebfried, Fiduciary, and/or their successors, of 83 Dunne Ave, Collinsville, CT 06109, concerning property known as 37 Grant Street, Bloomfield, CT 06002, and listed as #4 in the adjacent notice.
- e. Gaudet, Curtis, and/or their successors, of 1217 Blue Hills Ave, Bloomfield, CT 06002, concerning property known as 1227 Blue Hills Ave, Bloomfield, CT 06002, and listed as #5 in the adjacent notice.
- f. Estate of David Gaudet, and/or their successors, of 101 Connecticut Blvd, Apt 5D, East Hartford, CT 06108, concerning property known as 1227 Blue Hills Ave, Bloomfield, CT 06002, and listed as #5 in the adjacent notice.
- g. P&S Affordable Contemporary Builders, LLC, and/or their successors, of PO Box 522, Bloomfield, CT 06002; concerning property known as 715 Blue Hills Ave, Bloomfield, CT 06002, and listed as #10 in the adjacent notice.
- h. Alan Nathan successor to Joel Sable as Trustee of Paula S. Steinberg Irrevocable Trust and/or their successors, of 2 Westborough Drive, Weatogue, CT 06089; concerning

property known as 50 Douglas Street, Bloomfield, CT 06002, and listed as #11 in the adjacent notice.

i. Silpera Corp, and/or their successors, of 8333 NW 53 Street, Suite 450, Doral, FL 33166; concerning property known as 37 Gilbert Avenue, Bloomfield, CT 06002, and listed as #12 in the adjacent notice.

j. Silpera Corp, and/or their successors, of 8333 NW 53 Street, Suite 450, Doral, FL 33166; concerning property known as 38 Gilbert Avenue, Bloomfield, CT 06002, and listed as #13 in the adjacent notice.

k. Successor Trustee Carl Stone, Jr. under the Carl and Agnes Stone Living Trust, and/or their successors, of 32 Brentwood Drive, Bloomfield, CT 06002; concerning property known as 32 Brentwood Drive, Bloomfield, CT 06002, and listed as #14 in the adjacent notice.

l. Vosney, Sebastian, and/or their successors, of 25 Glenwood Avenue, Bloomfield, CT 06002; concerning property known as 25 Glenwood Avenue, Bloomfield, CT 06002, and listed as #16 in the adjacent notice.

m. Vosney, Sebastian, and/or their successors, of 25 Glenwood Avenue, Bloomfield, CT 06002; concerning property known as 29 Glenwood Avenue, Bloomfield, CT 06002, and listed as #17 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 October 15, 2025, 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. Willis, Jr., Gordon, and/or their successors, of parts unknown; concerning property known as 715 Blue Hills Ave, Bloomfield, CT 06002; and listed as #10 in the adjacent notice.
- b. Jiminez, Jose, and/or their successors, of parts unknown; concerning property known as 37 Gilbert Ave, Bloomfield, CT 06002; and listed as #12 in the adjacent notice.
Additional lienholders: The Metropolitan District, Associates Financial Services Company of Connecticut, CityTrust, Capital for Change.
- c. Associates Financial Services Company of Connecticut, and/or their successors, of parts unknown; concerning property known as 37 Gilbert Ave, Bloomfield, CT 06002; and listed as #12 in the adjacent notice. Additional lienholders: The Metropolitan District, CityTrust, Capital for Change.

- d. CityTrust, and/or their successors, of parts unknown; concerning property known as 37 Gilbert Ave, Bloomfield, CT 06002; and listed as #12 in the adjacent notice. Additional lienholders: The Metropolitan District, Associates Financial Services Company of Connecticut, Capital for Change.
- e. Jiminez, Jose, and/or their successors, of parts unknown; concerning property known as 38 Gilbert Ave, Bloomfield, CT 06002; and listed as #12 in the adjacent notice. Additional lienholders: The Metropolitan District, Town of Bloomfield.
- f. Silva, Pedro A., and/or their successors, of parts unknown; concerning property known as 38 Gilbert Ave, Bloomfield, CT 06002; and listed as #13 in the adjacent notice. Additional lienholders: The Metropolitan District, Town of Bloomfield.
- g. St. Francis Hospital & Medical Center, and/or their successors, of parts unknown; concerning property known as 32 Brentwood Drive, Bloomfield, CT 06002; and listed as #14 in the adjacent notice. Additional lienholders: State of Connecticut-Dept of Revenue Services, Eversource, Bank of America, Federal Home Loan Mortgage Corporation.
- h. Federal Home Loan Mortgage Corp, and/or their successors, of parts unknown; concerning property known as 32 Brentwood Drive, Bloomfield, CT 06002; and listed as #14 in the adjacent notice. Additional lienholders: State of Connecticut-Dept of Revenue Services, Eversource, Bank of America, St. Francis Hospital & Medical Center.
- i. Harris, Leigh, and/or their successors, of parts unknown; concerning property known as 1079 Blue Hills Avenue, Unit F, Bloomfield, CT 06002; and listed as #15 in the adjacent notice. Additional lienholders: The Metropolitan District, A Plus Installation, LLC, Nutmeg State Financial Credit Union, Gas Lite Condominium Association, Inc.
- j. A Plus Installation, LLC, and/or their successors, of parts unknown; concerning property known as 1079 Blue Hills Avenue, Unit F, Bloomfield, CT 06002; and listed as #15 in the adjacent notice.

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 Crumbie Law Group, LLC attn. Heather Prado or Moriah Gillis at (860) 725-0025 or in writing to 650 Farmington Avenue, Hartford, CT 06105, 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. For updates on the list of properties offered for the tax sale on October 15, 2025, please consult the boards listed in the Town Hall, 800 Bloomfield Avenue, Bloomfield, CT or the Town of Bloomfield, Connecticut website, www.bloomfieldct.gov. 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 Bloomfield, CT this the 29th day of August, 2025.