

# **NOTICE OF OVERBID AND CLAIM RIGHTS**

## **Connecticut General Statutes § 12-157(i)**

The tax collector of the following municipality hereby gives notice that the proceeds of the tax sale identified below exceed the taxes, interest, fees, and charges due from the delinquent taxpayer, and have been paid to the Clerk of the Court pursuant to Connecticut General Statutes § 12-157(i). If you received this notice by mail, it is because you are listed in the land records as being or representing an owner, lienholder, or other encumbrancer of the property auctioned. This is the last notice you will receive from the municipality relating to the tax sale.

**LEVYING MUNICIPALITY:** Town of Coventry

**DELINQUENT TAXPAYER:** Estate of Richard D. Estell, Jr.

**ADDRESS OF REAL ESTATE:** 49 Mohegan Trail, Coventry CT

**AUCTION OCCURRED:** August 17, 2017

**MONEY DEPOSITED:** \$6,260.88 on February 21, 2018

**COURT LOCATION:** Judicial District of Tolland (860-896-4920)  
69 Brooklyn Street, Rockville CT 06066

**YOU HAVE THE RIGHT TO FILE AN APPLICATION WITH THE COURT TO CLAIM THE MONEY DEPOSITED. YOUR RIGHT TO DO SO WILL EXPIRE NINETY (90) DAYS AFTER THE DEPOSIT WAS MADE. THE COURT WILL DECIDE HOW MUCH, IF ANY, OF THE MONEY YOU ARE ENTITLED TO RECEIVE. IF YOU WISH TO FILE AN APPLICATION, CONTACT THE COURT AND CONSULT WITH AN ATTORNEY IMMEDIATELY.**

**PERSONS TO WHOM THIS NOTICE IS SENT:** The following persons are, or may claim to be, or may represent, the known holders of choate interests affected by the sale:

Estate of Richard D. Estell, Jr. or Occupant 49 Mohegan Trail Coventry, CT 06238	Estate of Richard D. Estell, Jr. c/o Leah Estell, Fiduciary 82 Babcock Hill Road South Windham, CT 06266	Estate of Richard D. Estell, Jr. c/o Leah Estell, Fiduciary 220 Jackson Street Willimantic, CT 06226
Windham Orthopaedics, PC 140 Hazard Avenue, Suite 101 Enfield, CT 06082	Windham Orthopaedics, PC c/o Sage D. Sikand, Reg. Agent 4 Bridle Path Lane Vernon Rockville, CT 06066	Windham Orthopaedics, PC c/o Sage D. Sikand, Reg. Agent 98 Beech Mountain Road Mansfield Center, CT 06250
Connecticut Dept. of Social Services 55 Farmington Avenue Hartford, CT 06105	Connecticut Attorney General 55 Elm Street Hartford, CT 06106	Bailco, LLC 405 Center Street Manchester CT 06040 Attn: Adrian Marocchini, Reg. Agent
Internal Revenue Service Advisory Group -- Providence 380 Westminster Street, 4 <sup>th</sup> Floor Providence, RI 02903 <i>(solely in case of any inchoate estate taxes)</i>	State of Connecticut Department of Revenue Services 450 Columbus Boulevard, Suite 1 Hartford, CT 06103 <i>(solely in case of any inchoate succession taxes)</i>	

The redemption period for this property has now expired and title has vested in the winning bidder. Any mortgage, lien, encumbrance, ownership, or other interest you may have previously had or claimed in this property has been permanently extinguished. However, you may be entitled to some or all of the auction's proceeds in excess of those used to satisfy the delinquencies owed to the Levying Municipality. Those moneys have been deposited with the superior court as required by state law.

Any person may make an application for payment of moneys deposited in court as provided for in Connecticut General Statutes § 12-157(i) to the superior court for the judicial district in which the property that is the subject of the proceedings referred to is located, or if said court is not in session to any judge thereof, for a determination of the equity of the parties having an interest in such moneys. Notice of such application shall be served in the same manner as to commence a civil action on all persons having an interest of record in such property on the date the collector's deed is recorded, provided the Levying Municipality shall not be a party to such action without its consent. **The Levying Municipality does not consent to being made a party to any such action related to this deposit at this time.** If no application is filed with the court, any moneys held by the court shall escheat to the State of Connecticut pursuant to the provisions of part III of Chapter 32 of the Connecticut General Statutes.

Note that there is currently no docket number assigned to this deposit; a docket number will be assigned by the superior court's clerk only after an application has been filed. The Levying Municipality is not involved in distributing the deposit and has no information about it other than as stated in this notice. If you believe you are entitled to any portion of the moneys deposited, you should contact an attorney immediately.

By: \_\_\_\_\_  
Adam J. Cohen, Esq., Municipal Counsel      date