

# **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 Plainfield and Moosup Fire District

**DELINQUENT TAXPAYER:** Old Village Mill, LLC

**ADDRESS OF REAL ESTATE:** 57 Brunswick Avenue and ±3.13 acres on  
Brunswick Avenue, Plainfield CT

**AUCTION OCCURRED:** March 5, 2019

**MONEY DEPOSITED:** \$7,729.33 on September 6, 2019

**COURT LOCATION:** Windham Superior Courthouse (860-928-7749)  
155 Church Street, Putnam CT 06260

**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:

Old Village Mill, LLC c/o John P. Gauvin, Manager 160 Straightway Avenue Nashville, TN 37206	Old Village Mill, LLC c/o Shipman, Shaiken & Schwefel, Reg. Agent 433 South Main Street, Suite 319 West Hartford, CT 06110	Old Village Mill, LLC c/o John P. Gauvin, Manager 1603 Straightway Avenue Nashville, TN 37206
Johnson Law Associates, PC 21 Crestwood Road Warwick, RI 02886	CBS Outdoor Inc. 355 Washington Avenue North Haven, CT 06473	CBS Outdoor Inc. 405 Lexington Avenue New York, NY 10174
Airway Leasing, LLC P.O. Box 803 Norwich, CT 06360	Airway Leasing, LLC c/o John J. Riley, Reg. Agent 57 Otis Street Norwich, CT 06360	Moosup River Hydro, LLC 1603 Straightway Avenue Nashville, TN 37206 Attn: Nicholas R. Scola, Reg. Agent
James R. Cantara, Inc. 2174 South West Cimarron Court Palm City, FL 34990	James R. Cantara, Inc. 89 Sharpe Street West Greenwich, RI 02817 Attn: James R. Cantara, Reg. Agent	James R. Cantara, Inc. c/o Jim Byrne, Esq. LeClair Ryan 755 Main Street, Suite 2000 Hartford, CT 06103
Wood and Bricks, LLC 450 Rainbow Beach Road Neenah, WI 54956	Wood and Bricks, LLC c/o Paul R. Erickson, Reg. Agent 735 N. Water Street, Suite 1400 Milwaukee, WI 53202	Zeisler & Zeisler, P.C. 10 Middle Street, 15 <sup>th</sup> Fl. Bridgeport CT 06604 Attn: Jed Horwitt, Reg. Agent
CPH Design, Inc. 520 Hartford Turnpike, Unit J-2 Vernon, CT 06066 <i>successor to CPH Engineers FNC</i>	CPH Design, Inc. c/o Corporation Service Company, Reg. Agent 50 Weston Street Hartford, CT 06120	Harlow, Adams and Friedman, P.C. One New Haven Avenue, Suite 100 Milford, CT 06460
Connecticut Dept. of Energy and Environmental Protection 79 Elm Street Hartford, CT 06106	Connecticut Attorney General 55 Elm Street Hartford, CT 06106	Julian Development, LLC 418 Meadow Street, Suite 203 Fairfield, CT 06824 Attn: Andrew C. Julian, Reg. Agent
George Scarveles a/k/a George J. Scarveles 3190 Whitney Avenue Building 4, 1 <sup>st</sup> Floor Hamden, CT 06518	George Scarveles a/k/a George J. Scarveles 253 Beacon Road Bethany, CT 06524	Darin Bouchard 20-1 Old Country Road Oxford, CT 06478
Riverview Enterprises, LLC 336 Roosevelt Avenue Seymour, CT 06483	Riverview Enterprises, LLC c/o Kenneth M. Gruder, Reg. Agent 200 Connecticut Avenue Norwalk, CT 06854	Darin Bouchard 37 Cherry Blossom Lane Shelton, CT 06484

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The Cadle Company 100 North Center Street Newton Falls, OH 44444	The Cadle Company c/o CT Corporation System, Reg. Agent 67 Burnside Avenue East Hartford, CT 06108	Summit Hydropower and Summit Hydropower, Inc. c/o Duncan S. Broatch, Partner/Reg. Agent 43 Parker Avenue Newport, RI 02840
Jean Paul Gauvin a/k/a John Gauvin and Rosemary A. Gauvin a/k/a Rosemary Gauvin 342 Prospect Street Moosup, CT 06354	Jean Paul Gauvin a/k/a John Gauvin and Rosemary A. Gauvin a/k/a Rosemary Gauvin P.O. Box 1603 North Kingstown, RI 02852	
LRC Engineering & Surveying, PC 160 West Street, Suite E Cromwell, CT 06416 Attn: John F. Wagenblatt, Reg. Agent	CT Building Solutions, LLC 3190 Whitney Avenue Building 4, 1 <sup>st</sup> Floor Hamden, CT 06518 Attn: George Scarveles, Reg. Agent <i>successor to Moosup Meadows, LLC and Brunswick Gold Mine, LLC</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