

# **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:** City of Hartford

**DELINQUENT TAXPAYER:** Estate of Marsha Nelson

**ADDRESS OF REAL ESTATE:** 328 Park Terrace a/k/a 328-330 Park Terrace, Hartford CT

**AUCTION OCCURRED:** June 23, 2022

**MONEY DEPOSITED:** **\$35,687.13** on December 23, 2022

**COURT LOCATION:** Hartford Superior Courthouse  
95 Washington Street  
Hartford, CT 06106  
860-548-2700

**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 Marsha Nelson and Shadrach Daniel Nelson, Ind. & Fid., and Micah, Jude, Gabriel, Leah, Jordan, and Luke Nelson 2636 Albany Avenue West Hartford, CT 06117	Estate of Marsha Nelson and Shadrach Daniel Nelson, Ind. & Fid. 232 Avon Mountain Road Avon, CT 06001	Marrell Coachman 101 South Street, Unit 11 Vernon, CT 06066
Admin. of Estate of Marsha Nelson c/o Edward G. McAnaney, Esq. McAnaney & McAnaney 219 Suffield Village Suffield, CT 06078	Gary E. Kevorkian, Esq. Kevorkian & Associates, LLC 18 Hartford Avenue, Granby, CT 06035	Occupant 328 Park Terrace Hartford, CT 06106
Internal Revenue Service Advisory Consolidated Receipts 7940 Kentucky Dr., Stop 2850F Florence, KY 41042 <i>(solely for any inchoate estate taxes)</i>	State of Connecticut Dept. of Revenue Services 450 Columbus Blvd, Suite 1 Hartford, CT 06103 <i>(solely for any inchoate succession taxes)</i>	Occupant 330 Park Terrace Hartford, CT 06106

**(continued)**

TLOA, Inc. c/o Henry L. Riat, Reg. Agent 13125 Chickasaw Road Rancho Cucamonga, CA 91739	TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC – Series 1 399 Park Avenue, 6 <sup>th</sup> Fl. New York, NY 10022	Propel Financial 1, LLC c/o Corporation Service Co., Reg. Agent 100 Pearl Street, 17 <sup>th</sup> Fl. Hartford, CT 06103
American Tax Funding, LLC 801 Maplewood Drive, Unit 4 Jupiter, FL 33458	ATFH Real Property LLC c/o Carol A. Massaro, Reg. Agent 275 Branford Road North Branford, CT 06471	Lienclear-0001, LLC c/o The LLC, Reg. Agent 1 Little West 12 <sup>th</sup> St, Suite 506 New York, NY 10014
Plymouth Park Tax Services LLC d/b/a XSPAND 383 Madison Avenue New York, NY 10179	S.A.F.E., LLC and Regent Bank 657 South Stratford Avenue P.O. Box 1074 Elmhurst, IL 60126	Centennial Bank 620 Chestnut Street Conway, AR 72032 <i>successor to Regent Bank</i>
U.S. Bank, Custodian 7990 IH 10 West, Suite 200 San Antonio, TX 78230	U.S. Bank, Custodian 425 Walnut Street Cincinnati, OH 45202	REOCO, LLC and The Marcus Law Firm, Reg. Agent 275 Branford Road North Branford, CT 06471
Optimum Asset Management, LLC c/o Daniel Friedman, Reg. Agent 104 Weatherstone Drive, Unit D Chapel Hill, NC 27514	Optimum Asset Management, LLC c/o Daniel Friedman, Reg. Agent 125 Kingston Drive, #107 Chapel Hill, NC 27514	Optimum Asset Management, LLC c/o Daniel Friedman, Reg. Agent 117 Balsam Court Chapel Hill, NC 27514
Neff Companies, LLC d/b/a REI Holdings c/o Brandon Neff, Managing Member 3291 West Millville Street South Jordan, UT 84095	PFS Financial 1, LLC c/o Corporation Service Co., Reg. Agent 225 Asylum Street, 20 <sup>th</sup> Fl. Hartford, CT 06103	Cheswold (TL), LLC BMO Harris Bank, as Secured Party c/o Corporation Service Co., Reg. Agent 225 Asylum Street, 20 <sup>th</sup> Fl. Hartford, CT 06103
TLF National Tax Lien Trust 2017-1 c/o Propel Financial Services, LLC 12672 Silicon Drive, Suite 150 San Antonio, TX 78249	TLF National Tax Lien Trust 2017-1 c/o Corporation Service Co., Reg. Agent 100 Pearl Street, 17 <sup>th</sup> Fl. Hartford, CT 06103	VMF TL1, LLC c/o Cogency Global, Inc., Reg. Agent 29 West High Street East Hampton, CT 06424
The Metropolitan District 555 Main Street Hartford, CT 06142	CT Tax Liens 1, LLC CT Tax Liens 2, LLC CT Tax Liens 3, LLC CT Tax Liens 4, LLC CT Tax Liens 5, LLC 11 Talcott Notch Road Farmington, CT 06032 Attn: Michael Reiner, Reg. Agent	Empire VII Connecticut Portfolio, LLC a/k/a MTAG Cust For Empire VII CT Portfolio c/o CN Search LLC, Reg. Agent 28 Crystal Street Wethersfield, CT 06109

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