

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: Mary E. Tracey or her Estate

ADDRESS OF REAL ESTATE: 74 Kibbe Street a/k/a 74-76 Kibbe Street, Hartford CT

AUCTION OCCURRED: June 26, 2023

MONEY DEPOSITED: **\$239,292.74** on December 28, 2023

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:

Mary E. Tracey or her Estate 76 Kibbe Street, Apt 1 Hartford, CT 06106 Attn: Fidiciary		Mary E. Tracey or her Estate c/o Frank Tracey, Ind. & Fid. 31 Pinecroft Avenue Holden, MA 01520
Providian Builder's of Connecticut, LLC c/o Joseph Citino, Reg. Agent 5922 Weddington Road, Suite 5 BX 53 Wesley Chapel, NC 28104		KeyBank, N.A. 127 Public Square Cleveland, OH 44114 <i>successor to First Federal Savings and Loan Association of East Hartford</i>
Occupant 74 Kibbe Street Hartford, CT 06106		Occupant 76 Kibbe Street Hartford, CT 06106
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 c/o Greene Law PC, Reg. Agent 11 Talcott Notch Road Farmington, CT 06032	Propel Financial 1, LLC c/o Corporation Service Co., Reg. Agent 100 Pearl Street, 17 th Fl. Hartford, CT 06103
American Tax Funding, LLC 801 Maplewood Drive, Unit 4 Jupiter, FL 33458	ATFH Real Property LLC c/o Greene Law PC, Reg. Agent 11 Talcott Notch Road Farmington, CT 06032	Lienclear-0001, LLC c/o Business Filings Inc, Reg. Agent 108 West 13 th Street Wilmington, DE 19801
Plymouth Park Tax Services LLC d/b/a XSPAND 383 Madison Avenue New York, NY 10179	S.A.F.E., LLC and Regent Bank 7136 S Yale Ave, Ste 100 Tulsa, OK 74136	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 LLC c/o Carol Massaro, Reg. Agent 26 Damen Drive East Haven, CT 06512
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 th Fl. Hartford, CT 06103	Cheswold (TL), LLC BMO Harris Bank, as Secured Party c/o Corporation Service Co., Reg. Agent 225 Asylum Street, 20 th 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 th Fl. Hartford, CT 06103	VMF TL1, LLC c/o Cogency Global, Inc., Reg. Agent 850 New Burton Road, Suite 201 Dover, DE 19904
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