

CODE ENFORCEMENT PROPERTIES ON APRIL 3, 2024 AGENDA – BACKGROUND

NEW BUSINESS:

1. 34 Cawley Street:

Present Owner: Jithu Sajeevan

Owned Since: July 5, 2023

Sales Price: \$388,800

Property taxes: Current

Outstanding Mortgages/liens: \$369,360 mortgage to MERS on behalf of Loandepot.com

OLD BUSINESS:

1. 60 Gayle Street:

Present Owner: Patricia J. Sachse

Owned Since: July 13, 2007

Sales Price: \$212,500

Property taxes: Current

Outstanding Mortgages/liens: \$170,000 mortgage to Connecticut Housing Finance Authority (CHFA)

2. 13 Landry Street:

Present Owner: Zachary Marks

Owned Since: July 6, 2021

Sales Price: \$308,500

Property taxes: Current

Outstanding Mortgages/liens: \$309,308 mortgage to MERS on behalf of Envoy Mortgage, LTD

3. 295 Park Street:

Present Owner: Royal Palm Realty LLC (Andrew Morse, Principal, 125 Fox Den Road, Avon, CT 06001)

Owned Since: April 11, 2022

Sales Price: \$0

Property taxes: Current

Outstanding Mortgages/liens: \$135,000 mortgage to Sachem Capital Corp.

4. 126 High Street:

Present Owner: Ernest M. Richardson

Owned Since: October 24, 2018

Sales Price: \$231,000

Property taxes: Current

Outstanding Mortgages/liens: \$226,816 mortgage to PennyMac Loan Services, LLC and \$55,651.64 mortgage to Secretary of HUD

5. 575 Broad Street:

Present Owner: 575 Broad LLC (Herman Meisels, Member, 170 Rodney Street, Brooklyn, NY 11211)

Owned Since: June 29, 2021

Sales Price: \$3,000,000

Property taxes: January's installment due of \$34,882.26. Also, Income & Expense is owed of \$7,401.01.

Outstanding Mortgages/liens: \$775,000 mortgage to East Willi Capital LLC and \$600,000 mortgage to Prospect Place Capital LLC

6. 218 West Street:

Present Owner: Bristol 218 CT LLC (Abraham Indig, Member, 597 Myrtle Avenue, Brooklyn, NY 11205)

Owned Since: September 13, 2021

Sales Price: \$1,010,000

Property taxes: Current

Outstanding Mortgages/Liens: \$1,100,000 mortgage to Bedrock Liberty Foundation, Inc. and \$2,634,000 mortgage to Sachem Capital Corp. (included New Britain property)

7. 41 Divinity Street:

Present Owner: T. Bradford Zmierski

Owned Since: September 20, 1993

Sales Price: \$95,000

Property taxes: Current

Outstanding mortgages/liens: \$106,000 mortgage to Washington Mutual Bank, FA

8. 74 Locust Street:

Present Owner: GSK Investors LLC (Ganesh Venkataraman, Member, 19 Windy Hill Lane, Rocky Hill, CT 06067)

Owned Since: January 10, 2019

Sales Price: \$130,500

Property taxes: Current

Mortgage/liens: \$223,875 mortgage to Webster Bank, N.A., 2 judgments to City of Bristol (\$1,944.00 each)

9. 81 Wolcott Street:

Present Owner: GSK Investors LLC (Ganesh Venkataraman, Member, 19 Windy Hill Lane, Rocky Hill, CT 06067)

Owned Since: January 10, 2019

Sales Price: \$0

Property taxes: Current

Outstanding Mortgage/liens: \$117,317 mortgage to MERS on behalf of Home Point Financial Corporation

10. 5 Arlington Street:

Present Owner: Frederick Smith II & Betty A. Smith

Owned Since: June 30, 2016

Sales Price: \$140,450

Property taxes: Current

Outstanding Mortgages/liens: \$137,905 mortgage to MERS on behalf of First World Mortgage Corporation

11. 541 Pine Street:

Present Owner: Johnny Jones

Owned Since: February 7, 2003

Sales Price: \$109,000

Property taxes: Current

Outstanding Mortgages/liens: 2 small claims judgments; \$424.00 & \$2,017.27

12. 81 North Main Street:

Present Owners: 38-42 Bishop Street LLP (7.065%), 56-58 Avon Street LLC (53.147%) and Nash Street New Haven LLP (39.788%) – no members or agents listed for the 3 entities but all 3 have the same mailing address: 79 Bethany Farms Road, Bethany, CT 06526

Owned Since: May 11, 2016

Sales Price: \$4,725,000 (includes 45 North Street & 59 North Street)

Property taxes: Current but there are personal property taxes due by tenants

Outstanding Mortgages/liens: \$2,152,000 mortgage to Newtown Savings Bank

13. 37 Union Street:

Present Owner: Daniel Maher & Dianne C. Maher

Owned Since: February 28, 1990

Sales Price: \$138,000

Property taxes: Current

Outstanding mortgages/liens: \$140,000 mortgage to PHH Mortgage Corporation and \$12,606.22 attachment in favor of First Bristol Federal Credit Union.

14. 112 Mountain View Avenue:

Present Owner: Krzysztof Godlewski

Owned Since: December 23, 1994

Sales Price: \$0

Property taxes: Current

Outstanding mortgages/liens: Two code enforcement judgements (\$1,296.00 each)

15. 929 Hill Street:

Present Owner: Adam Corriveau

Owned Since: February 27, 2023

Sales Price: \$270,000

Property taxes: Current

Outstanding Mortgages/liens: \$216,000 mortgage to MERS on behalf of Total Mortgage Services, LLC

16. 1074 Burlington Avenue:

Present Owner: Jeffrey Lozano

Owned Since: July 29, 2019

Sales Price: \$160,000

Property taxes: Current

Outstanding Mortgages/liens: \$157,102 mortgage to MERS on behalf of Primary Residential Mortgage, Inc.

17. 8-10 Summer Street:

Present Owner: CT Summer Street Equities LLC, Tiana Ramalanjaona, Principal, 4 Brewster Gate, Massapequa, NY 11758

Owned Since: May 31, 2019

Sales Price: \$1,170,000

Property taxes: Current

Outstanding Mortgages/liens: \$3,500,000 mortgage to Fannie Mae

18. 14-24 Summer Street:

Present Owner: CT Summer Street Equities LLC, Tiana Ramalanjaona, Principal, 4 Brewster Gate, Massapequa, NY 11758

Owned Since: May 31, 2019

Sales Price: \$1,170,000

Property taxes: Current

Outstanding Mortgages/liens: \$3,500,000 mortgage to Fannie Mae

19. 24-30 Summer Street:

Present Owner: CT Summer Street Equities LLC, Tiana Ramalanjaona, Principal, 4 Brewster Gate, Massapequa, NY 11758

Owned Since: May 31, 2019

Sales Price: \$1,170,000

Property taxes: Current

Outstanding Mortgages/liens: \$3,500,000 mortgage to Fannie Mae

20. 912 Terryville Avenue:

Present Owner: RT 6 Plaza LLC Marry Hossien, Principal, 29 Salem Drive, Newington, CT 06111

Owned Since: May 3, 2021

Sales Price: \$351,000

Property taxes: Real estate taxes current. Has an outstanding balance for Income & Expense. Tenants owe personal property taxes

21. 318 South Street:

Present Owner: Raymond A. Castillo

Owned Since: November 26, 2012

Sales Price: \$0

Property taxes: Real Estate current but outstanding personal property tax for Castle Landscaping

Outstanding Mortgages/liens: \$77,800 & \$3,000 mortgages to CHFA along with numerous medical judgments totaling approximately \$133,226.95

22. 44 Coventry Road:

Present Owner: Eric C. Farken

Owned Since: February 29, 2008

Sales Price: \$0

Property taxes: January real estate installment due of \$2,175.28

Outstanding Mortgages/liens: \$21,668.46 judgment in favor of Deborah Miller Farken

23. 501 West Street:

Present Owner: Realty SS LLC (Zain Chughtai, Member, 91 Ferraro Drive, Bristol, CT 06010)

Owned Since: January 25, 2022

Sales Price: \$0

Property taxes: Current

Outstanding Mortgages/liens: \$195,000 mortgage to Loan Funder LLC, Series 30308

24. 429 Woodland Street:

Present Owner: Leeshawn Bartell & Deanna Whitten

Owned Since: August 19, 2020

Sales Price: \$179,000

Property taxes: Current

Outstanding Mortgages/liens: \$173,025 mortgage to MERS on behalf of HomeBridge Financial Services, Inc.; \$17,256.94 State of CT tax lien

25. 114 Greene Street:

Present Owner: Sharon Gifford

Owned Since: November 13, 2009

Sales Price: \$120,000

Property taxes: Current

Outstanding Mortgage/liens: \$117,826 mortgage to Carrington Mortgage Services, LLC and \$26,846.15 mortgage to Secretary of HUD

26. 35 Castle Road:

Present Owner: Harry Dominic Paris, Sr.

Owned Since: December 20, 1979

Sales Price: \$0

Property taxes: Current

Outstanding Mortgage/liens: \$5,000 BDA loan taken out in 2017

27. 198 Sherwood Road:

Present Owner: Joann A. Pfaefflin

Owned Since: October 28, 2004

Sales Price: \$170,000

Property taxes: Current

Outstanding Mortgage/liens: \$146,800 mortgage to MERS on behalf of Farmington Bank; \$324.00 judgment to City of Bristol

CLEAN AND LIEN:

1. 45 Grassy Road:

Present Owner: Tessy R. Damboise and Lionel Paradis

Owned Since: May 1, 2019

Sales Price: \$95,000

Property taxes: 2021 & 2022 Grand List taxes due

Outstanding Mortgage/liens: Outstanding Lis Pendens from the City of Bristol for back taxes, City of Bristol judgment of \$2,592.00

LONG TERM WATCH LIST:

1. 916 Stafford Avenue:

Present Owner: Stafford Commons LLC (Debra A. Hudak, Agent, 200 Summer Street, Bristol, CT 06010)

Owned Since: December 20, 2016

Sales Price: \$850,000

Property taxes: Current

Outstanding Mortgages/liens: \$469,000 mortgage to Sachem Capital Partners, LLC and \$426,771 mortgage to Stafford Plaza, LLC

2. 81 North Main Street:

Present Owners: 38-42 Bishop Street LLP (7.065%), 56-58 Avon Street LLC (53.147%) and Nash Street New Haven LLP (39.788%) – no members or agents listed for the 3 entities but all 3 have the same mailing address: 79 Bethany Farms Road, Bethany, CT 06526

Owned Since: May 11, 2016

Sales Price: \$4,725,000 (includes 45 North Street & 59 North Street)

Property taxes: Current but there are personal property taxes due by tenants

Outstanding mortgages/liens: \$2,152,000 mortgage to Newtown Savings Bank

3. 40 West Street:

Present Owner: Bristol Real Estate LLC (Bhrugesh Patel, Managing Member, 380 Mountain Road, Basking Ridge, NJ 07920

Owned Since: June 13, 2007

Sales Price: \$450,000

Property taxes: Current

Outstanding mortgages/liens: None