

CODE ENFORCEMENT PROPERTIES ON JULY 3, 2024 AGENDA – BACKGROUND

NEW BUSINESS:

DISCUSSION OF PROPERTIES OF INTEREST/CONCERN TO COMMITTEE MEMBERS:

1. 21 Redwood Drive:

Present Owner: Raymond Faucher

Owned Since: August 20, 2009

Sales Price: \$174,100

Property taxes: Current

Outstanding Mortgages/liens: None

2. 209 Riverside Avenue:

Present Owner: RCW Holdings LLC (Louinel Sterling, member, 1257 Main Street, E. Hartford, CT 06108)

Owned Since: August 8, 2023

Sales Price: \$350,000

Property taxes: Current

Outstanding Mortgages/liens: \$350,000 mortgage to Alfred F. Morrocco, Jr., Paola Morrocco & Marilyn P. Cohen Revocable Trust

3. 280 Pine Street:

Present Owner: 266 Pine LLC (John Senese, Member, 321 Main Street, Farmington, CT 06032)

Owned Since: September 27, 2022

Sales Price: \$450,000

Property taxes: Current

Outstanding Mortgages/liens: None

4. 50 Terryville Avenue:

Present Owner: ZMA Real Estate LLC (Mir Sabbir Ahmed, Member, 291 Danbury Road, 2A, New Milford, CT 06776)

Owned Since: September 26, 2019

Sales Price: \$100,000

Property taxes: Current

Outstanding Mortgages/liens: None

5. 67 Park Street:

Present Owner: Linda Amnawah

Owned Since: February 25, 2011

Sales Price: \$63,525

Property taxes: Current

Outstanding Mortgages/liens: None

6. 156 New Street:

Present Owner: Lyudmila Manerova-Lipkin

Owned Since: October 31, 1978

Sales Price: \$125,000

Property taxes: Current

Outstanding Mortgages/liens: \$145,173 mortgage to MERS on behalf of M & T Bank

7. 107 Gridley Street:

Present Owner: Thomas L. Caves & Frances C. Caves

Owned Since: October 31, 1978

Sales Price: \$0

Property taxes: Current

Outstanding Mortgages/liens: \$270,000 mortgage to HUD

8. 213 Park Street:

Present Owner: Dennis Torres

Owned Since: August 5, 2019

Sales Price: \$126,000

Property taxes: Current

Outstanding Mortgages/liens: \$119,700 mortgage to MERS on behalf of Quicken Loans Inc.

9. 28 Irving Street:

Present Owner: Bruce Holdings LLC (Yosef Kohn, Member, 318 Bruce Street, Lakewood, NJ 08701)

Owned Since: December 4, 2019

Sales Price: \$290,000

Property taxes: Current

Outstanding Mortgages/liens: \$200,000 mortgage to Gilbert Holdings LLC and \$835,100 mortgage to Lima One Capital, LLC

10. 95 Birch Street:

Present Owner: Antony S. Fabrizio & Kimberly A. Bonola

Owned Since: December 1, 2000

Sales price: \$95,000

Property taxes: Current

Outstanding Mortgages/liens: \$93,500 mortgage to Ditech Financial LLC

OLD BUSINESS:

1. 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; code enforcement judgment to City of Bristol

2. 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.

3. 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)

4. 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

5. 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

6. 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

7. 112 Mountain View Avenue:

Present Owner: Krzysztof Godlewski

Owned Since: December 23, 1994

Sales Price: \$0

Property taxes: Current

Outstanding mortgages/liens: Five code enforcement judgments

8. 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

9. 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.

10. 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

11. 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

12. 44 Coventry Road:

Present Owner: Eric C. Farken

Owned Since: February 29, 2008

Sales Price: \$0

Property taxes: January real estate installment due of \$2,298.80

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

13. 114 Greene Street:

Present Owner: Sharon Gifford

Owned Since: November 13, 2009

Sales Price: \$120,000

Property taxes: Current

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

14. 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

15. 61 East Main Street:

Present Owner: County Holdings LLC (101 Chase Avenue #305, Lakewood, NJ 08701

Owned Since: February 6, 2024

Sales Price: \$0

Property taxes: Real Estate current but tenants owe personal property tax

Outstanding Mortgages/liens: None

16. 86 Stafford Avenue:

Present Owner: William E. Atkins

Owned Since: September 28, 2004

Sales Price: \$0

Property taxes: Current

Outstanding Mortgages/liens: None

17. 28 Merriman Street:

Present Owner: Ryan R. Dekoe & Jaime A. Leonard

Owned Since: October 14, 2014

Sales Price: \$198,016

Property taxes: Call Tax Collector's Office

Outstanding Mortgages/liens: \$198,016 mortgage to Scott M. Sutherland

18. 451 Divinity Street:

Present Owner: 451 Divinity Street LLC (Jay Sheth, Principal, 158 Westmeadow Road, Rocky Hill, CT 06067)

Owned Since: August 15, 2022

Sales Price: \$1,005,000

Property taxes: Current

Outstanding Mortgages/liens: \$804,000 mortgage to Liberty Bank

19. 50 Emmett Street:

Present Owner: Emmett Group LLC (Moses Gold, Principal, 164 Clymer Street, Brooklyn, NY 11211)

Owned Since: November 9, 2023

Sales Price: \$7,100,000

Property taxes: Current

Outstanding Mortgages/liens: \$5,500,000 assignment of leases/rents to 50 Emmett GV LLC

20. 42 Stafford Avenue:

Present Owner: Investmart Meadows LLC (Zvi Horowitz, Member, 50 Chestnut Ridge Road, Suite 205, Monvale, NJ 07645)

Owned Since: January 13, 2021

Sales Price: \$2,100,000

Property taxes: Current

Outstanding Mortgages/liens: \$1,840,000 mortgage to Wilmington Trust NA - TR

21. 9 Divinity Street:

Present Owner: Blue Cascades LLC (Katherine Castaneda, Member, 9 Divinity Street, Bristol, CT 06010)

Owned Since: October 1, 2019

Sales Price: \$0

Property taxes: Current

Outstanding Mortgages/liens: None

22. 59 Allen Street:

Present Owner: Mateus Lima, Rodrigo Cruz & Renato Vial

Owned Since: September 29, 2022

Sales Price: \$15,000

Property taxes: Current

Outstanding Mortgages/liens: None

23. 424 Lake Avenue, Unit 6

Present Owner: Terry Parker

Owned Since: March 6, 1986

Sales Price: \$0

Property taxes: Current

Outstanding Mortgages/liens: \$67,900 mortgage to Specialized Loan Servicing LLC; Judgments to Midland Funding LLC, Capital One Bank & Cavalry SPV

CLEAN AND LIEN:

None

LONG TERM WATCH LIST:

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

2. 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