

RETURN DATE: AUGUST 26, 2025 : SUPERIOR COURT
CITY OF BRISTOL : J. D. OF NEW BRITAIN
V. : AT NEW BRITAIN
TRULIEVE EAST MAIN, LLC : JULY 16 2025 :

COMPLAINT

THIS COMMUNICATION IS FROM A DEBT COLLECTOR

FIRST COUNT:

1. The Plaintiff, City of Bristol, is a municipal corporation organized and existing under the laws of the State of Connecticut.

2. The Defendant, Trulieve East Main Street, LLC, is the record owners of the property known as 135 East Main Street, Bristol, Connecticut by virtue of a Limited Warranty Deed recorded in Volume 2110 Page 274 et seq, of the Bristol Land Records which property is more particularly described in Schedule A attached hereto and made a part hereof.

3. The Plaintiff, City of Bristol, claims liens for taxes as follows:

a. On October 1, 2023 taxes in the amount of \$366.08 were duly and properly assessed upon the property and a lien for said taxes was recorded on November 15, 2024 in Volume 2300 Page 918 of the Bristol Land Records.

b. On October 1, 2023 taxes in the amount of \$3660.84 were duly and properly assessed upon the property and a lien for said taxes was recorded on March 11, 2025 in Volume 2309 Page 1200 of the Bristol Land Records.

c. On October 1, 2024 taxes in the amount of \$3879.24 were duly and properly assessed upon the property and are due and payable July 1, 2025 and January 1, 2026.

4. The Defendant, Trulieve East Main, LLC, is in possession of the premises.

5. No part of said taxes have been paid.

SECOND COUNT

1. Paragraphs 1 and 2 of the First Count are hereby incorporated herein and made Paragraphs 1 and 2 of the Second Count as if fully set forth.

3. The Plaintiff, City of Bristol claim an additional lien as follows:

a. A judgment lien in the original principal amount of \$1944.00 recorded on February 21, 2025 in Volume 2308 Page 665 of the Bristol Land Records.

4. Paragraph 4 of the First Count is hereby incorporated and made Paragraph 4 of the Second Count as if fully set forth.

6. No part of judgment lien has been paid.

NOW THEREFORE, the Plaintiff claims:

1. A foreclosure of said tax and judgment liens;
2. Immediate possession of the premises;
3. A deficiency judgment against the Defendant, Trulieve East Main LLC;
4. Reasonable appraisal, title search and attorney's fees to be taxed as costs in the action herein.
5. Such other and further relief as the Court deems just and equitable.

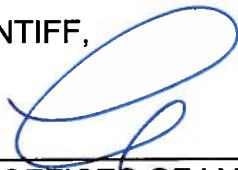
NOTICE: A PERSON WHO IS UNEMPLOYED OR UNDER-EMPLOYED AND WHO HAS (FOR A CONTINUOUS PERIOD OF AT LEAST TWO YEARS PRIOR TO THE COMMENCEMENT OF THIS FORECLOSURE ACTION) OWNED AND OCCUPIED THE PROPERTY BEING FORECLOSED AS SUCH PERSON'S PRINCIPAL RESIDENCE, MAY BE ENTITLED TO CERTAIN RELIEF PROVISIONS UNDER CONNECTICUT GENERAL STATUTES SECTION 49-31d TO 49-31i. YOU SHOULD CONSULT AN ATTORNEY TO DETERMINE YOUR RIGHTS UNDER THIS ACT.

IN ORDER TO QUALIFY FOR RELIEF UNDER THESE STATUTES, YOU MUST MAKE APPLICATION FOR PROTECTION FROM FORECLOSURE WITHIN FIFTEEN (15) DAYS OF THE RETURN DATE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

This action is within the jurisdiction of the Superior Court.

PLAINTIFF,

BY 

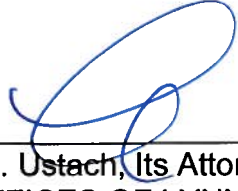
LAW OFFICES OF LYNNE A. USTACH

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STATEMENT OF AMOUNT IN DEMAND

The amount, legal interest or property in demand is GREATER THAN
Fifteen Thousand (\$15,000.00) Dollars, exclusive of interest and costs.

THE PLAINTIFF,

BY 
Lynne A. Ustach, Its Attorney
LAW OFFICES OF LYNNE A. USTACH

SCHEDULE A

LEGAL DESCRIPTION OF PREMISES

A certain piece or parcel of land with all buildings and improvements thereon, located on the northerly side of East Main Street in the Village of Forestville, Town of Bristol, County of Hartford and State of Connecticut, and known as Nos. 135 and 147 East Main Street, and more particularly bounded and described as follows:

NORTHERLY: by the Pequabuck River;

EASTERLY: by land now or formerly of R.S. Kleefeld Realty, Inc., 181 feet, more or less;

SOUTHERLY: by East Main Street, 238 feet, more or less; and

WESTERLY: by land now or formerly of Robert G. Dabkowski Family Limited Partnership, 199 feet, more or less.

**FORECLOSURE MEDIATION NOTICE OF
COMMUNITY-BASED RESOURCES**

JD-CV-126 Rev. 10-19
C.G.S. §§ 49-31f, 49-31r

STATE OF CONNECTICUT
SUPERIOR COURT
JUDICIAL BRANCH
www.jud.ct.gov



**State of Connecticut Department of Banking Foreclosure Hotline Bulletin
Community-Based Resources for Connecticut Homeowners in Foreclosure**

Note: Assistance in multiple languages is available through Connecticut Housing Finance Authority (CHFA/HUD)-approved housing counseling agencies (refer to the list below). Ayuda en Español es disponible a través de agencias de consejería de vivienda aprobado por CHFA/HUD (favor de referirse a la lista de abajo).

**Toll-free Mortgage Foreclosure Assistance Hotline: 1-877-472-8313
Department of Banking Website: www.ct.gov/dob**

The free Foreclosure Hotline is open Monday - Friday 8:00 a.m. to 5:00 p.m. Calls will be returned within two business days. Homeowners who are currently a party to a foreclosure action with time sensitive foreclosure concerns should call the Hotline for assistance. You can also reach the Department of Banking by calling **1-800-831-7225 (toll-free)** or **860-240-8299**.

Mortgage Assistance from the Connecticut Housing Finance Authority (CHFA)

The Connecticut Housing Finance Authority administers the state's Emergency Mortgage Assistance Program (EMAP) which was created by the Connecticut General Assembly. EMAP can help eligible homeowners with overdue payments and provide monthly mortgage assistance. For more information, contact a CHFA/HUD-approved housing counseling agency (listed below), call CHFA at **1-877-571-2432**, or visit www.chfa.org.

CHFA/HUD-Approved Housing Counselors:

CHFA/HUD-approved housing counselors provide free help to Connecticut homeowners who are struggling financially and may be at risk of foreclosure. They can review your budget and try to find ways to help with your financial issues. They are trained in handling FHA and "conventional" loans and can help you negotiate with your mortgage company or apply to CHFA for an Emergency Mortgage Assistance loan. If a foreclosure case has been filed against you and you have asked to participate in the Foreclosure Mediation Program, they can help you get ready for mediation (including the Premediation meetings with your mediator) and help you submit financial documents to your mortgage company as part of the mediation process. **CHFA/HUD approved housing counselors welcome residents from all over Connecticut. You do not need to go to the agency closest to you.**

County	CHFA/HUD-Approved Housing Counseling Agency	Phone
Fairfield	Bridgeport Neighborhood Trust , 570 State Street, Bridgeport www.bntweb.org	203-290-4255
	Urban League of Southern Connecticut, Inc. , 137 Henry Street, Stamford www.ulsc.org	203-327-5810
Hartford	Neighborhood Housing Services of New Britain , 223 Broad Street, New Britain www.nhsnb.org	860-224-2433
New Haven	New Haven HomeOwnership Center, Inc. , 333 Sherman Avenue, New Haven www.nhsfnewhaven.org	203-562-0598
	Capital for Change, Inc. , 171 Orange Street, 3rd Floor, New Haven www.capitalforchange.org	203-624-7406 Extension 1320
	Neighborhood Housing Services of Waterbury , 193 Grand Street, 3rd Floor, Waterbury www.nhswaterbury.org	203-753-1896

ADA NOTICE

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA.

Legal Resources

Foreclosure Prevention Clinics: The Connecticut Fair Housing Center, together with Homes Saved by Faith, regularly presents free clinics for homeowners facing foreclosure. The clinics offer information from a Center attorney on how to prepare for court and what resources exist for homeowners. After the presentation, homeowners can discuss their situations briefly, one-on-one, with an attorney. The clinics are typically on weekday evenings in either Hartford or Fairfield County. Call **1-888-247-4401** or visit www.ctfairhousing.org for more information on dates and locations.

Judicial Branch Foreclosure Volunteer Attorney Program: Volunteer attorneys are available to give advice and answer questions about foreclosure at certain courthouses in the state. Homeowners facing foreclosure throughout Connecticut are welcome to attend. Call 860-263-2734 for additional information, or visit http://jud.ct.gov/volunteer_atty_prgm.htm.

Foreclosure Manual for Self-Represented Homeowners: The Connecticut Fair Housing Center publishes "Representing Yourself in Foreclosure: A Guide for Connecticut Homeowners," a free manual describing the foreclosure and mediation process for self-represented homeowners. Copies are available from CHFA/HUD-approved housing counselors, on www.ctfairhousing.org, or by calling the Center at **1-888-247-4401**.

Statewide Legal Services (SLS): SLS provides free legal advice and referrals for callers qualifying for its services (guidelines include income limits). Call **1-800-453-3320** or **860-344-0380** or visit www.slsc.org for more information.

Court Service Centers: In certain Superior Court locations, Court Service Centers provide public access computers, printers, fax machines, copiers, phones, and work space for self-represented parties. Refer to www.jud.ct.gov, and go to the **Quick Links** menu on the home page of the Judicial website for more information.

Lawyer Referral Services: County Bar Associations in Connecticut offer referral services that introduce homeowners to lawyers who can answer questions during an initial half-hour consultation. You can send an e-mail with your questions and availability. Services beyond the 1st half-hour fee will be at the attorney's usual fee.

County	Phone	Fee for 1/2 hour Consultation	Website	Email
Fairfield	203-335-4116	\$40	www.bridgeportbar.org	LRSservice04@yahoo.com
Hartford*	860-525-8106	\$35	www.hartfordbar.org	hcba@hartfordbar.org
New Haven	203-562-5750	\$35	www.newhavenbar.org	LRS@newhavenbar.org
New London	860-889-9384	\$25	www.nlcb.org	newlondoncba@gmail.com

*The Hartford County Bar also covers Litchfield, Middlesex, Tolland, and Windham Counties.

How Foreclosure Rescue Scams Work. People in foreclosure are often the target of "foreclosure rescue scams." Be **very** careful of non-lawyers who ask you to pay a fee for counseling, loan modification, foreclosure prevention, or a "forensic audit" of your loan documents, **regardless of their promises or claims**. Many out-of-state attorneys target Connecticut residents: **you should never pay attorneys that you do not meet**. Contact the Department of Banking for more information at **1-877-472-8313** or visit www.preventloanscams.org.

Mortgage Crisis Job Training Program. The state-funded Mortgage Crisis Job Training Program is a project of The WorkPlace, Inc., in partnership with the Connecticut Housing Finance Authority (CHFA), Capital Workforce Partners, and Connecticut's workforce system. The Program helps homeowners increase their job skills and earning potential. It offers customized employment services, job training scholarships, financial literacy, and credit counseling. For information call **1-866-683-1682** or go to www.workplace.org/mortgage-crisis-job-training-program/.

Financial Assistance Programs. Connecticut's 12 Community Action Agencies (CAAs) help people meet immediate needs through services such as Eviction and Foreclosure Prevention, energy/heating assistance, food pantries, and weatherization. CAAs also empower people to improve their financial future through employment services, financial literacy training, and other programs. To locate your local CAA call the Connecticut Association for Community Action at **860-832-9438** or visit: www.cafca.org/our-network.

For more information on programs for homeowners facing financial distress, review the Department of Banking's materials on www.ct.gov/dob or call **1-877-472-8313**. You can also call Info line at 2-1-1 for resources.

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LIS PENDENS

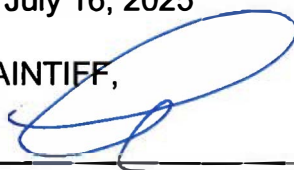
Notice is hereby given of the pendency of a civil action between the above-named parties by writ dated August 26, 2025 and made returnable to the Superior Court within and for the Judicial District of New Britain on July 22, 2025 claiming a foreclosure of tax, water and sewer liens and claims an interest in the real property owned by the Defendant, TRULIEVE EAST MAIN, LLC, and further claims in said complaint:

1. A foreclosure of said tax and judgment liens.
2. Immediate possession of the premises.
3. A deficiency judgment against the Defendant TRULIEVE EAST MAIN, LLC
4. Reasonable appraisal, title search and attorney's fees to be taxed as costs in the action herein.
5. Such other and further relief as the Court deems just and equitable.

The property which is the subject of this action is situated in the City of Bristol, CT, County of Hartford and State of Connecticut and is more particularly bounded and described in Schedule A attached hereto.

Dated at New Britain, Connecticut on July 16, 2025

PLAINTIFF,

BY 

Lynne A. Ustach, Its Attorney

Property located at 135 East Main Street, Bristol, Connecticut

SCHEDULE A

LEGAL DESCRIPTION OF PREMISES

A certain piece or parcel of land with all buildings and improvements thereon, located on the northerly side of East Main Street in the Village of Forestville, Town of Bristol, County of Hartford and State of Connecticut, and known as Nos. 135 and 147 East Main Street, and more particularly bounded and described as follows:

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