



IN THE UNITED STATES DISTRICT COURT DISTRICT OF CONNECTICUT

CASE NO: 3:19CV992

15 MAFRE LLC VS. Champion Mortgage, Alfred Kalfus and Geraldine Kalfus

PLAINTIFF

15 MAFRE LLC

DEFENDANT(S)

CHAMPION MORTGAGE, ALFRED KALFUS AND GERALDINE KALFUS

NOTICE OF LIS PENDENS

- 1. TO: THE ABOVE-NAMED DEFENDANTS, AND ALL OTHERS WHOM IT MAY CONCERN:
- 2. YOU ARE NOTIFIED of the institution of this action by the Plaintiff against since both Defendants have violated the Federal Pollution Control Act which prevents the Buyer from receiving clear title and the ability to obtain Homeowners Insurance. The Seller also fraudulently hide a Connecticut Water lien. All costs relating to this amount found to be due the Plaintiff under Federal law, and for other, further and general relief set forth in the Complaint.
- 3. The property involved is that certain parcel, lot or unit situate, lying and being in New Haven County Connecticut more particularly described as follows:

15 Mafre Drive Guilford CT 06437

ATTACHED LEGAL ADDRESS

Notary Stamp

Dated at New Haven County this day of 6/25 /2019

15 MAFRE LLC

*[Handwritten signature]*

Personally, Appeared Before me Gary Bowen on this date June 26 2019

CERTIFIED A TRUE COPY  
RECORDED: JUN 27 2019

SIGNED: *[Signature]*  
TOWN CLERK GUILFORD, CT



BRIANNA M ARSENAULT  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires May 31, 2024

*[Handwritten signature]*

## LEGAL ADDRESS

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Guilford, County of New Haven and State of Connecticut, known as 15 Mafre Drive, and shown as lots #9 and #10 on a Map entitled: "Rolf Gardens - Guilford, Conn. scale 1" = 50 feet, April 22, 1927 - Revised July 1953 to show new road widths, by M. Mozzochi & C. Bristol, Surveyors" on file in the Guilford Town Clerk's Office and more particularly bounded and described as follows:

EASTERLY: By Mafre Drive, as shown on said map, 166 feet, more or less;

SOUTHERLY: BY the Highway as shown on said map, 17 feet, more or less;

SOUTHWESTERLY: By Preble Drive, as shown on said map, 213.97 feet, more or less;

NORTHERLY: By Lots #11 and #8 as shown on said map, 189.5 feet, more or less.

Return to  
15 Mafre LLC  
780 State Street  
New Haven CT. 06511

Received for Record at Guilford, CT  
On 06/27/2019 At 9:03:55 am

*[Signature]*