

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: SAVIE ROEUN VERE Debtor(s).	CASE NO: 19-30592 CHAPTER: 7
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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Kara S. Rescia, Esq. Federal Bar No.: ct18001 Rescia Law, P.C., 5104A Bigelow Commons, Enfield, CT 06082; Tel: (860) 452-0052; Fax: (860) 452-2300 Email: kara@ctmalaw.com <input checked="" type="checkbox"/> <i>Attorney for:</i> Kara S. Rescia, Trustee <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(b)</u></p>
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INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE

1. This Notice shall be completed in accordance with Fed. R. Bankr. P. 6004(c) and (f) and D. Conn. Bankr. L. R. 6004-1(b).
2. This Notice shall be completed and filed *only* after a hearing on a Motion to Sell Estate Property, Motion to Sell Estate Property Free and Clear of Liens, and/or Motion to Approve Procedures to Sell Estate Property is held by the Court.

Description of property to be sold:

Residential real property located at 1830 Dudley Street, Philadelphia, Pennsylvania

Private Sale Information:

Date of Private Sale:	November 23, 2022	Time of Private Sale:	4:00 p.m.
Location of Private Sale:	Closing will take place by overnight mail to Kara S. Rescia, Chapter 7 Trustee, 5104A Bigelow Commons, Enfield, CT 06082.		

Objection Deadline and Hearing Information:

Last date to file Objections to Private Sale:	November 21, 2022 4:00 p.m.
Hearing Date and Time regarding Private Sale:	November 22, 2022 at 2:30 p.m.
Location of hearing:	Remote via ZoomGov

Pursuant to D. Conn. Bankr. L.R. 6004-1(b), this form is mandatory. It has been approved for use in the United States Bankruptcy Court for the District of Connecticut and will be posted by the Clerk on the Court's website for publication.

Terms and conditions of auction/sale, including whether the Proposed Private Sale is to be free and clear of liens pursuant to 11 U.S.C. §363(f), and including information about how to register as a bidder:

Pursuant to Order dated 11/15/2022 (Doc. Id. 107), the Property shall be sold free and clear of all liens and encumbrances, but subject to the tenancy-at-will and all taxes, municipal charges, utilities, and other expenses which may be due. Objections must be filed with the Clerk of the United States Bankruptcy Court, 157 Church Street, 18th Floor, New Haven, Connecticut 06510, on or before the deadline set forth in this Notice of Order with a copy to the Chapter 7 Trustee, Kara S. Rescia, Esq., Rescia Law P.C., 5104A Bigelow Commons, Enfield, Connecticut 06082 or by email: kara@ctmalaw.com and to the Buyers Aurea Roeun and Than Roeun, 107 Jacobs Drive, Coatsville, Pennsylvania 19320. Any objections must state the name and docket of this case. Any objection must identify the party objecting to the proposed sale and must state the specific reasons for the objection. Any reasons not set forth therein may be deemed to be waived. If no objection is timely filed, the Court may require that the hearing scheduled in this Notice of Order be held. In the event that an objection is timely filed, the hearing shall be held at the United States Bankruptcy Court, 157 Church Street, 18th Floor, New Haven, Connecticut and remotely using the ZoomGov platform for any party timely requesting to appear remotely, should the Court grant such timely request. Any party filing an objection will be expected to appear at the hearing (either remotely or in person as directed by the Court) or have a representative appear on their behalf. At that hearing, the Court may take further action without further notice to parties in interest. See Proposed Order attached hereto.

Contact person for potential bidders or potential higher offers (*include name, address, telephone, fax and/or email address*):

Not applicable. However, should any party receiving this Notice have any questions regarding the proposed private sale, please contact Chapter 7 Trustee, Kara S. Rescia, Esq., Rescia Law P.C., 5104A Bigelow Commons, Enfield, Connecticut 06082 or by phone (860) 452-0052 or by email kara@ctmalaw.com.

Date: November 15, 2022

Pursuant to D. Conn. Bankr. L.R. 6004-1(b), this form is mandatory. It has been approved for use in the United States Bankruptcy Court for the District of Connecticut and will be posted by the Clerk on the Court's website for publication.

UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT
NEW HAVEN DIVISION

In re:	:	Case No.: 19-30592 (AMN)
SAVIE ROEUN VERE,	:	Chapter 7
<i>Debtor</i>	:	
<hr/>		
KARA S. RESCIA, CHAPTER 7	:	
TRUSTEE OF THE BANKRUPTCY	:	
ESTATE OF SAVIE ROEUN VERE,	:	
<i>Movant</i>	:	
v.	:	
SAVIE ROEUN VERE,	:	
<i>Debtor</i>	:	
SARUN ROEUN,	:	
NAREN CHHOEUN CHHAM,	:	
<i>Respondents</i>	:	
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	:	Re: ECF No. 89

**ORDER AUTHORIZING CHAPTER 7 TRUSTEE TO SELL
PROPERTY BY PRIVATE SALE AND ORDER REDUCING
NOTICE FOR HEARING ON MOTION TO SELL PROPERTY FREE AND CLEAR**

On November 9, 2022, a hearing was held to consider the Chapter 7 Trustee's amended motion to sell property free and clear of all liens and subject to certain encumbrances by private sale assented to by the debtor, Savie Roeun Vere ("Amended Motion"). ECF No. 89. The Amended Motion seeks authority to sell the bankruptcy estate's interest in real property located at 1830 Dudley Street, Philadelphia, Pennsylvania ("Property") by private sale to proposed purchasers, Aurea Roeun and Than Roeun (who are insiders), for Sixty-Six thousand (\$66,000.00) Dollars. For the reasons stated during the November 9, 2022 hearing and the circumstances of this case, and in light of the lack of objection to the Amended Motion, and the statements of the Chapter 7 Trustee in support of the Amended Motion, the court grants as set forth herein the Trustee's request to sell real property by private sale.

During the hearing, the Trustee orally moved to reduce the 21-day notice requirement for a hearing to consider the proposed sale of the property free and clear of all encumbrances and liens as described in the Amended Motion pursuant to 11 U.S.C. §§ 363(b), (f), and Fed.R.Bankr.P. 2002(a)(2) and to reduce notice of the proposed private sale pursuant to Fed.R.Bankr.P. 6004 and D.Conn.Bankr.L.R. 6004-1 in order to hold a hearing on November 22, 2022. The court granted the Trustee's request as set forth herein.

Accordingly, it is hereby

ORDERED: That, the Trustee is authorized to sell real property located at 1830 Dudley Street, Philadelphia, Pennsylvania by private sale; and it is further

ORDERED: That, the Trustee shall file and serve the Notice of Order Granting Motion for Private Sale of Estate Property, Local Rules Appendix O, pursuant to D.Conn.Bankr.L.R. 6004-1(b) in substantially the proposed form attached to the Amended Motion, using an objection deadline of November 21, 2022, at 4:00 p.m., and a hearing date of November 22, 2022, at 2:30 p.m.; and it is further

ORDERED: That, the Trustee's oral motion to reduce notice is GRANTED and notice is reduced – but not limited -- to provide an objection deadline of 4:00 p.m. on November 21, 2022 for any objections to the Amended Motion to sell free and clear of liens and encumbrances and a hearing on November 22, 2022, at 2:30 p.m.; and it is further

ORDERED: That, the Trustee shall serve a copy of this Order, the to-be-filed Notice of Order Granting Motion for Private Sale of Estate Property, and an amended proposed order granting the Amended Motion, ECF No. 89, on or before November 17,

2022 and shall file a certificate of service evidencing service has been made; and it is further

ORDERED: That, on or before 4:00 p.m. on November 21, 2022, any objections shall be filed to the Trustee's Amended Motion, ECF No. 89, seeking to sell real property located at 1830 Dudley Street, Philadelphia, Pennsylvania free and clear of liens and encumbrances as described in the Amended Motion pursuant to 11 U.S.C. §§ 363(b), (f); and it is further

ORDERED: That, on November 22, 2022, at 2:30 p.m., a hearing shall be held remotely via ZoomGov to consider the remaining relief sought in the Trustee's Amended Motion, ECF No. 89, including the authority to sell the property free and clear of liens and encumbrances as described in the Amended Motion.

Dated this 15th day of November, 2022, at New Haven, Connecticut.

Ann M. Nevins
Chief United States Bankruptcy Judge
District of Connecticut

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT
NEW HAVEN DIVISION**

_____)	
In re:)	CHAPTER 7
SAVIE ROEUN VERE)	
Debtor)	CASE NO. 19-30592 (AMN)
)	
KARA S. RESCIA, CH. 7 TRUSTEE)	
OF THE BANKRUPTCY ESTATE OF)	
SAVIE ROEUN VERE)	
Movant)	
v.)	
)	
SAVIE ROEUN VERE)	
Debtor)	
SARUN ROEUN)	
NAREN CHHOEUN CHHAM)	
_____)	
Respondents)	

**PROPOSED ORDER APPROVING SALE OF PROPERTY
FREE AND CLEAR OF ALL LIENS AND SUBJECT TO CERTAIN ENCUMBRANCES
BY PRIVATE SALE ASSENTED TO BY THE DEBTOR**

This cause having come before this Court upon the Amended Motion of Kara S. Rescia, Chapter 7 Trustee of the Bankruptcy Estate of Savie Roeun Vere (the “Trustee”) to Sell Property Free and Clear of All Liens and Subject to Certain Encumbrances by Private Sale Assented to By the Debtor filed on September 29, 2022 as Doc. Id. 89 (the “Sale Motion”) and after preliminary hearing held on November 9, 2022, this Court having authorized the sale of the residential real property located at 1830 Dudley Street, Philadelphia, Pennsylvania (the “Property”) by private sale (Doc. Id. 107) and the Notice of Order Granting Motion for Private Sale of Estate Property having been duly served by the Trustee and there being no timely objections filed to the Sale Motion and after a hearing held on November 22, 2022, it is hereby

ORDERED that the Trustee herein be, and she is hereby, authorized to sell by private sale, free and clear of all liens and encumbrances, with the exception of those encumbrances more particularly described in the Sale Motion, specifically the tenancy-at-will of Sarun Roeun and Naren Chhoeun Chham, in accordance with Rules of this Court and pursuant to 11 U.S.C. §§

363(b) and (f), all right, title, and interest of the Bankruptcy Estate in and to certain residential real estate, specifically 1830 Dudley Street, Philadelphia, Pennsylvania (the "Property"), to Aurea Roeun and Than Roeun, both of 107 Jacobs Drive, Coatsville, Pennsylvania 19320, for the sum of Sixty-Six Thousand and 00/100 Dollars (\$66,000.00);

AND IT IS FURTHER ORDERED that the Trustee is authorized to execute any documents necessary to effectuate the closing;

AND IT IS FURTHER ORDERED that the Property shall be sold free and clear of all liens;

AND IT IS FURTHER ORDERED that the Property shall be sold free and clear of all encumbrances with the exception of the tenancy-at-will of Sarun Roeun and Naren Chhoeun Chham, who have received notice of this sale as Respondents;

AND IT IS FURTHER ORDERED that all taxes, municipal charges, utilities, and other expenses which may come due in connection with the Property, including closing costs, shall be the sole responsibility of the Buyers;

AND IT IS FURTHER ORDERED that the fourteen day stay required by Federal Rule of Bankruptcy Procedure Section 6004(h) is hereby waived.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Rescia Law, P.C. 5104A Bigelow Commons, Enfield, CT 06082

A true and correct copy of the foregoing document entitled: **NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY with attached Scheduling Order (Doc Id 107) and Proposed Order** was served on (date) November 15, 2022 in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to this Court's Administrative Procedures for Electronic Case Filing (Appendix A), the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) November 15, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Please see Exhibit "A" attached hereto and made a part hereof.

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) November 15, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows:

Please see Exhibit "B" attached hereto and made a part hereof.

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) November 15, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows:

Please see Exhibit "C" attached hereto and made a part hereof.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 15, 2022
Date

Kara S. Rescia, Trustee
Printed Name

Signature 

Pursuant to D. Conn. Bankr. L.R. 6004-1(b), this form is mandatory. It has been approved for use in the United States Bankruptcy Court for the District of Connecticut and will be posted by the Clerk on the Court's website for publication.

EXHIBIT "A"

Notice will be electronically mailed by the Court via Notice of Electronic Filing (NEF):

Kara S. Rescia

court@ctmalaw.com; CT23@ecfcbis.com; jenn@ctmalaw.com

Kara S. Rescia on behalf of Trustee Kara S. Rescia

court@ctmalaw.com; CT23@ecfcbis.com; jenn@ctmalaw.com

Paige M. Vaillancourt on behalf of Plaintiff Kara S. Rescia

paige@ctmalaw.com, kara@ctmalaw.com; jenn@ctmalaw.com

Counsel to Savie Roeun Vere, Naren Chhoeun Chham & Sarun Roeun

Brian E. Kaligian, Esq. court@beklaw.com; brian@beklaw.com

U. S. Trustee

USTPRegion02.NH.ECF@USDOJ.GOV

EXHIBIT "B"
Service by U.S. Postal Mail

Office of the United States Trustee

Giaimo Federal Building
150 Court Street, Room 302
New Haven, CT 06510

Debtor

Savie R. Vere
241 Roses Mill Road
Milford, CT 06460

Naren Chhoeun Chham
1830 Dudley Street
Philadelphia, PA 19145

Sarun Roeun
1830 Dudley Street
Philadelphia, PA 19145

Buyers

Aurea Roeun & Than Roeun
107 Jacobs Drive
Coatesville, PA 19320

Synchrony Bank/JCP
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541

The Coyle Group LLC
433 Germantown Pike, Suite 2
Lafayette Hill, PA 19444

Verdolino & Lowey, P.C.
Attn: Craig R. Jalbert
124 Washington Street
Foxborough, MA 02035

Cavalry SPV I, LLC
Attn: President/CEO
500 Summit Lake Drive, Suite 400
Valhalla, NY 10595

Chase Card
Attn: President/Manager
PO Box 15369
Wilmington, DE 19850

Citi CBNA
Attn: President/Manager
PO Box 6217
Sioux Falls, SD 57117

Citi Cards CBNA
Attn: President/Manager
PO Box 6190
Sioux Falls, SD 57117

Credit One Bank
Attn: President/Manager
PO Box 98872
Las Vegas, NV 89193

Synco/Lowes
Attn: President/Manager
PO Box 956005
Orlando, FL 32896

Discover Financial Services
Attn: President/Manager
PO Box 15316
Wilmington, DE 19850

Discover Financial Services
Attn: President/CEO
6500 New Albany Road East
New Albany, OH 43054

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-4021

LVNV Funding, LLC
Resurgent Capital Services
Attn: President/Manager
PO Box 1269
Greenville, SC 29603-0587

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz & Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

Portfolio Recovery
Attn: President/CEO
120 Corporate Drive
Norfolk, VA 23502

Portfolio Recovery Associates, LLC
Attn: President/CEO
PO Box 41067
Norfolk, VA 23541

Syncb/Care Credit
Attn: President/Manager
PO Box 965036
Orlando, FL 32896

Syncb/JCPenney
Attn: President/Manager
PO Box 965007
Orlando, FL 32896

Syncb/GAPDC
Attn: President/Manager
PO Box 965005
Orlando, FL 32896

Lendgreen
Attn: President/Manager
PO Box 221
Lac du Flambeau, WI 54538

State of Connecticut - DRS
Attn: President / Manager
Collections Unit - Bankruptcy
450 Columbus Blvd., Ste. 1
Hartford, CT 06103-1837

Internal Revenue Service
Attn: President / Manager
PO Box 7346
Philadelphia, PA 19101-7346

City of Philadelphia Law Department
1401 John F. Kennedy Boulevard, Room 580
Philadelphia, PA 19102

City of Philadelphia Department of Revenue
Municipal Services Building
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

EXHIBIT "C"

Service by Personal Delivery, Overnight Mail, Facsimile Transmission or Email:

Kara S. Rescia

court@ctmalaw.com; CT23@ecfcbis.com; jenn@ctmalaw.com

Kara S. Rescia on behalf of Trustee Kara S. Rescia

court@ctmalaw.com; CT23@ecfcbis.com; jenn@ctmalaw.com

Paige M. Vaillancourt on behalf of Plaintiff Kara S. Rescia

paige@ctmalaw.com, kara@ctmalaw.com; jenn@ctmalaw.com

Brian E. Kaligian, Esq. as Counsel to Savie Roeun Vere, Naren Chhoeun Chham & Sarun Roeun

court@beklaw.com; brian@beklaw.com

Aurea Roeun aureaproperty@msn.com

Synchrony Bank c/o PRA Receivables Management, LLC claims@recoverycorp.com