

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Kara S. Rescia, Chapter 7 Trustee for the Bankruptcy Estate of Jeffrey French Miner Kara S. Rescia, Esq. Federal Bar No.: ct18001 Paige M. Vaillancourt, Esq. Federal Bar No.: ct30742 Rescia Law, P.C. 5104A Bigelow Commons Enfield, CT 06082 Tel: (860) 452-0052 Email: kara@ctmalaw.com Email: paige@ctmalaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Kara S. Rescia, Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: JEFFREY FRENCH MINER Debtor(s).	CASE NO: 19-31085 Chapter: 7 <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: September 15, 2021	Time: 2:00 PM
Location: United States Bankruptcy Court, 157 Church Street, 18th Floor Courtroom, New Haven, CT 06510	
Type of Sale: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private * NOTE: Before filing this Notice, you must obtain a hearing date / time and an objection deadline date to include in these fields by contacting the appropriate Courtroom Deputy using the applicable e-mail address: CourtroomDeputy_Bridgeport@ctb.uscourts.gov CourtroomDeputy_Hartford@ctb.uscourts.gov CourtroomDeputy_NewHaven@ctb.uscourts.gov	*Last date to file objections: September 8, 2021 *Hearing date and time: September 15, 2021 at 2:00 PM Hearing when objection filed: A hearing on any objection to the Notice of Sale shall be held on the above referenced date and time. Hearing when no objection filed: If no objection to the Notice of Sale of Estate Property is filed, the Court may require that the hearing scheduled in this Notice be held. See Local Rules of Bankruptcy Procedure, Appendix M. If the hearing will proceed even if no objection is filed, instructions to participate in the hearing will be entered on the docket of the case. Parties are encouraged to review the docket of this case or contact the Clerk's Office to determine if a hearing will proceed.
Description of property to be sold: The interest of the Bankruptcy Estate and the co-owner in certain real estate, specifically 314 Grieb Road, Wallingford, Connecticut 06492, in which the Debtor owns a one-half interest (the "Property").	

Pursuant to D. Conn. Bankr. L.R. 6004-1, 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 sale:

The Property is being sold free and clear of all liens and encumbrances, with the exception of the following encumbrances:
Easement dated and recorded in Book 461 at Page 420 of the Town of Wallingford Land Records; and
Easement in favor of the Town of Wallingford recorded June 20, 1978 in Book 470 at Page 507 of the Town of Wallingford Land Records.

Proposed sale price: \$290,000.00

Overbid procedure (if any):

The Trustee will solicit any higher offers for the Property in the amount of \$300,000.00, or more, to be accompanied by a deposit of at least \$6,000.00. Any higher and better offers to this private sale must be filed with the Clerk of the United States Bankruptcy Court, 157 Church Street, New Haven, Connecticut 06510, on or before the deadline set forth above in this Notice of Sale of Estate Property 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 co-owner Ivette Miner, c/o Audra Buckland,

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

United States Bankruptcy Court, 157 Church Street, 18th Floor Courtroom, New Haven, CT 06510
*** Please note that the hearing on the motion to sell free and clear of liens and the auction shall be held in person notwithstanding the Bankruptcy Court's various orders regarding remote hearings. Masks are required in the courtroom at all times.

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

Chapter 7 Trustee, Kara S. Rescia
Rescia Law, P.C.
5104A Bigelow Commons
Enfield, CT 06082
Tel: (860) 452-0052
(Fax) 888-970-8388
Email: kara@ctmalaw.com

Date: August 16, 2021

Pursuant to D. Conn. Bankr. L.R. 6004-1, 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.