

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Lee O. Kraus, Jr. <p align="right">Debtor(s).</p>	CASE NO: 20-50946 CHAPTER: 11
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Timothy D. Miltenberger, Cohn Birnbaum & Shea, P.C. CityPlace II, 15th Floor, 185 Asylum Street, Hartford, CT 06103; (860) 493-2262; tmiltenberger@cbshealaw.com Bar No. CT08874 <input checked="" type="checkbox"/> <i>Attorney for:</i> Lee O. Kraus, Jr. <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF ORDER GRANTING MOTION FOR PUBLIC SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(b)</u></p>

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:

Real Estate comprising of 77.29 acres of dry crop farmland located on W. Silver Lake Road, Arlington, Kansas, and more particularly described below.

Legal Description: Loda Township, S12, T26, R08W, Acres 38.11, W1/2 S1/2 SW1/4 Less Rd ROW and Loda Township, S12, T28, R08W, Acres 39.18, E1/2 S1/2 SW1/4 Less Rd ROW.

Public Sale/Auction Information:

Date of Public Sale/Auction: October 17, 2023 Time of Public Sale/Auction: 11:00 a.m. Central Time

Location of Public Sale/Auction: Internet Auction: www.gavelroads.com and in-person Auction at South Hutchinson Community Building, 101 W. Ave C, South Hutchinson, Kansas 67505

NOTE: The Public Sale/Auction may be conducted telephonically, remotely using ZoomGov, and/or by other remote technology platform or medium.

Objection/Overbid Deadline and Hearing Information:

Last date to file Objections or to submit Overbids to Public Sale/Auction: October 20, 2023

Hearing Date and Time regarding Public Sale/Auction: October 24, 2023 at 12:00 p.m.

Location of hearing: U.S. Bankruptcy Court
915 Lafayette BLVD, 1st Floor
Bridgeport, CT 06604

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.

Public Sale/Auction opening bid:

Terms and conditions of Public Sale/Auction, including whether the proposed sale/auction 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:

See BIDDING PROCEDURES filed on August 3, 2023, attached hereto

Public Sale/Auction overbid procedure, including bid increments (if any):

See BIDDING PROCEDURES filed on August 3, 2023, attached hereto

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

Timothy D. Miltenberger
Cohn Birnbaum & Shea, P.C.
CityPlace II, 15th Floor
185 Asylum Street
Hartford, CT 06103
Telephone: (860) 493-2262
Email: tmiltenberger@cbshealaw.com

Date:

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.

CERTIFICATE 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:

Cohn Birnbaum & Shea, P.C.
CityPlace II, 15th Floor
185 Asylum Street
Hartford, CT 06103

A true and correct copy of the foregoing document entitled NOTICE OF ORDER GRANTING MOTION FOR PUBLIC SALE OF ESTATE PROPERTY was served in the manner stated below:

1. SERVED 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 using the Court's CM/ECF system via NEF with an embedded hyperlink to the document. On (date) August 11, 2023, I will confirm the CM/ECF docket for this bankruptcy case or adversary proceeding and will confirm that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See Exhibit A, attached hereto

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) August 11, 2023, 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:

See Exhibit B, attached hereto

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), 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:

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.

August 11, 2023
Date

Timothy D. Miltenberger
Printed Name

/s/ Timothy D. Miltenberger
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.

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT
BRIDGEPORT DIVISION**

In re:	:	Chapter 11
	:	
LEE O. KRAUS, JR.,	:	
	:	Bankruptcy Case No. 20-50946 (JAM)
	:	
Debtor.	:	
<hr style="width: 40%; margin-left: 0;"/>		
LEE O. KRAUS, JR.,	:	
	:	
Movant,	:	
V.	:	
	:	
JILL OLSEN, TRUSTEE AND PRARIE	:	
MEADOW FARMS, LLC	:	
	:	
Respondents.	:	

BIDDING PROCEDURES

On August 1, 2023, the United States Bankruptcy Court for the District of Connecticut (the “Court”) entered an order (the “Bidding Procedures Order”),¹ by which the Court authorized the Debtor to solicit bids for and conduct an auction (the “Auction”) for a sale or disposition (the “Sale”) of 77.29 acres of land on W. Silver Lake Road, Arlington, Kansas (the “Kansas Land”) in accordance with the following procedures (the “Bidding Procedures”).

ANY PARTY INTERESTED IN BIDDING ON KANSAS SHOULD CONTACT THE DEBTOR’S PROFESSIONALS AS FOLLOWS:

Farm & Home Realty, LLC, Attn: Roger Zerener, 229 N. Main Street, Cheney, Kansas, roger@farmandhomeks.com.

Cohn Birnbaum & Shea, P.C., CitiPlace II, 187 Asylum Avenue, 15th Floor, Hartford, CT 06103, (860) 493-2262, Attn: Timothy Miltenberger, tmiltenberger@cbshealaw.com

¹ Capitalized terms utilized but not otherwise defined herein shall have the meanings ascribed to them in the Bidding Procedures Order.

I. Description of the Assets.

The Debtor is seeking to sell 77.29 acres of land on W. Silver Lake Road, Arlington, Kansas (the “Kansas Land”).

I. PARTICIPATION REQUIREMENTS.

Potential Bidders. To participate in the bidding process or otherwise be considered for any purpose hereunder, a person or entity interested in the Kansas Land must deliver to F&M (which will transmit the material to the Debtor) the following documents and information:

- a. identification of the Potential Bidder and any principals and representatives thereof who are authorized to appear and act on its behalf for all purposes regarding the contemplated Sale Transaction.

II. REQUIRMENTS FOR QUALIFIED BIDS.

Any proposal, solicitation, or offer (each, a “Bid”) will be considered a qualified bid only if the Bid is submitted in writing by an Qualified Bidder, by the Bid Deadline, and is deemed to comply with all the following (a “Qualified Bid” and such bidder a “Qualified Bidder”):

Assets. The Bid must be for all the Kansas Land.

Purchase Price. The Bid must clearly set forth the purchase price to be paid (the “Purchase Price”).

Deposit. Each Bid must be accompanied by a certified check, bank check, cash or other good fund to make a deposit of \$10,000 to be held in an interest-bearing escrow account to be identified and established by the Debtor’s bankruptcy estate (the “Deposit”).

Identity. The Bid must fully disclose the legal identity of each person or entity bidding identification of the Potential Bidder and any principals and representatives thereof who are authorized to appear and act on its behalf for all purposes regarding the contemplated Sale Transaction.

Irrevocable. An Qualified Bidder’s Bid must be irrevocable until six weeks after the date of selection of the Successful Bid; *provided* that if the Bid is not selected as the Successful Bid or Backup Bid, the Bid may be revoked after consummation of the Successful Bid or Backup Bid.

Backup Bidder. Each Bid must contain an agreement for the Qualified

Bidder to be a Backup Bidder.

As-Is, Where-Is. The Bid must include the following representations and warranties: (a) expressly state that the Qualified Bidder has had an opportunity to conduct any and all due diligence regarding the Kansas Land; and (b) a statement that the Qualified Bidder has relied solely upon its own independent review, investigation, and/or inspection of any relevant documents and the Kansas Land in making its bid and did not rely on any written or oral statements, representations, promises, warranties, or guaranties whatsoever, whether express or implied, by operation of law or otherwise, of the Debtor, the Estate, or any creditor of the Estate.

Disclaimer of Fees. Each Bid must disclaim any right to receive a fee analogous to a breakup fee, expense reimbursement, termination fee, or any other similar form of compensation.

Adherence to Bidding Procedures. Each Bid must include (a) a statement that the Qualified Bidder has acted in good faith consistent with Section 363(m) of the Bankruptcy Code, and (b) that the Bid constitutes a *bona fide* offer to consummate the proposed transactions and agrees to be bound by these Bidding Procedures.

No Collusion. The Qualified Bidder must acknowledge in writing that (a) in connection with submitting its Bid, it has not engaged in any collusion that would be subject to Section 363(n) of the Bankruptcy Code with respect to any Bids or the Sale, specifying that it did not agree with any Potential Bidders, Qualified Bidders or Qualified Bidders to control price; and (b) it agrees not to engage in any collusion that would be subject to Section 363(n) of the Bankruptcy Code with respect to any Bid, the Auction, or the Sale.

Other Information. The Bid contains such other information as may be reasonably requested by the Debtor or the Court.

Modification. A bidder submitting a bid that is not an Acceptable Bid may modify its bid any time prior to the Bid Deadline.

Agreement. Qualified Bidders must sign a copy of these Bid Procedures and agree to all terms and conditions hereo prior to the commencement of the Auction.

II. Bid Deadline.

An Qualified Bidder that desires to make a bid must transmit via email (in .pdf or similar format) or deliver its bid no later than the commencement of the Auction as set by the Court (the "Bid Deadline"): (i) Farm & Home Realty, LLC, Attn: Roger Zerener, 229 N. Main Street,

Cheney, Kansas, roger@farmandhomeks.com, (ii) counsel to the Debtor, Cohn Birnbaum & Shea, P.C., CityPlace II, 15th Floor, 185 Asylum Street, Hartford, CT 06103, Attn: Timothy Miltenberger, tmiltenberger@cbshealaw.com, and (iii) the Office of the United States Trustee. Counsel to the Debtor shall deliver all Bids to any party in interest that requests the Bids. F&M may forward any bids to counsel for the debtor and the Office of the United States Trustee.

III. Right to Credit Bid.

No party may credit bid.

IV. The Auction.

The Auction shall take place on October 17, 2023, at 10:00 a.m. (prevailing Central Time) at property to be auctioned on W. Silver Lake Road, Arlington, Kansas, and on the internet, while in contact with the United States Bankruptcy Court for the District of Connecticut, 915 Lafayette Boulevard, 1st Floor, Bridgeport, Connecticut, or such later date, time and location as designated by the Court, after providing notice to the Notice Parties.

F&M (the “Auctioneer”) shall direct and preside over the Auction. At the start of the Auction, the Auctioneer shall describe the terms of the Baseline Bid. All incremental Bids will be determined by the Auctioneer and shall be made and received on an open basis, and all material terms of each Overbid shall be fully disclosed to all other Qualified Bidders. The Auctioneer shall maintain a document listing all Bids made and announced at the Auction, including the Baseline Bid, all Overbids, and the Successful Bid (defined below).

The Auction will include open bidding in the presence of all other Qualified Bidders. All Qualified Bidders shall have the right to submit additional bids and make modifications to any prior Qualified Bid or Overbid at the Auction to improve their bids; provided that any Overbid made by a Qualified Bidder (including with respect to any Backup Bid (defined below)) must remain open and binding on the Qualified Bidder until and there is a higher or otherwise better Qualified Bid as the Leading Bid.

A. Participants and Attendees.

Only Qualified Bidders that have submitted Qualified Bids by the Bid Deadline are eligible to participate in the Auction, subject to other limitations as may be reasonably imposed by the Court in accordance with these Bidding Procedures. Qualified Bidders participating in the Auction must physically appear at the Auction, or appear pursuant to the internet mechanisms described below, in person or through a duly authorized representative. The Auction will be conducted openly and all creditors may be permitted to attend; *provided* that the Auctioneer may establish a reasonable limit on the number of representatives and/or professional advisors that may appear on behalf of or accompany each Qualified Bidder or creditor at the Auction. Any creditor wishing to attend the Auction may do so by contacting the Debtor’s attorneys no later than three (3) business days prior to the start of the Auction.

B. Internet Auction Mechanisms.

The Auctioneer will conduct an internet auction simultaneously with the auction at the Kansas Land using the following mechanisms:

- (1) Internet Website: www.gavelroads.com, Gavel Roads LLC, 1214 West K 42 Highway, Wichita, KS 67227
- (2) See attached terms and conditions of Gavel Roads Online Auctions
- (3) No fees
- (4) Payment at insured closing. Security 1st Title Company, Hutchinson, Kansas, with deed to buyer and proceeds to seller within 30 days of auction.

All fees for the internet auction will be paid by F&M. F&M shall comply with the rules, policies and procedures of www.Gavelroads.com

C. Adjournment of the Auction.

The Debtor reserves the right, subject to Court approval, in its reasonable business judgment, to adjourn the Auction one or more times to, among other things, (i) facilitate discussions between the Debtor and Qualified Bidders, (ii) allow Qualified Bidders to consider how they wish to proceed, and (iii) provide Qualified Bidders the opportunity to provide the Debtor with such additional evidence as the Debtor, in its reasonable business judgment, may require, that the Qualified Bidder has sufficient internal resources or has received sufficient non-contingent debt or equity funding commitments to consummate the proposed Sale Transaction(s) at the prevailing bid amount.

D. Successful Bidder.

Immediately prior to the conclusion of the Auction, the Auctioneer shall (i) determine, consistent with these Bidding Procedures, which bid constitutes the highest or otherwise best bid; and (ii) notify all Qualified Bidders at the Auction of the identity of the bidder that submitted the Successful Bid (the "Successful Bidder") and the amount of the purchase price and other material terms of the Successful Bid.

The Debtor shall file a notice identifying the Successful Bidder and Backup Bidder (if selected) at the conclusion of the Auction. The Court will determine whether the Successful Bidder is the winning bidder at the Sale Hearing (as described below) of the Kansas Land to be held on October 24, 2023..

V. Backup Bidder.

Notwithstanding anything in these Bidding Procedures to the contrary, the Qualified Bidder with the next-highest or otherwise second-best Qualified Bid at the Auction for the Kansas Land, as determined by the Debtor in the exercise of its reasonable business judgment

(the “Backup Bid”), shall be required to serve as a backup bidder (the “Backup Bidder”), and each Qualified Bidder shall agree and be deemed to agree to be the Backup Bidder if so designated.

The identity of the Backup Bidder and the amount and material terms of the Qualified Bid of the Backup Bidder shall be announced by the Debtor at the conclusion of the Auction at the same time the Debtor announces the identity of the Successful Bidder.

If a Successful Bidder fails to consummate the approved transactions contemplated by its Successful Bid, the Debtor, subject to Court approval, may select the Backup Bidder as the Successful Bidder, and such Backup Bidder shall be deemed a Successful Bidder for all purposes.

VI. Acceptance of Successful Bid

The Debtor’s presentation of a particular Qualified Bid to the Court for approval does not constitute the Debtor’s acceptance of such Qualified Bid. The Debtor will be deemed to have accepted a Bid only when the Bid has been approved by the Court at the Sale Hearing (defined below). The Debtor shall seek approval by the Court to consummate the Backup Bid, solely in the event the Successful Bidder fails to close the transaction as required and with all rights reserved against the Successful Bidder.

VII. Free and Clear of Any and All Encumbrances

All right, title, and interest in and to the Kansas Land subject thereto shall be sold free and clear of all liens, claims, rights, interests, charges, and encumbrances (collectively, the “Encumbrances”), in accordance with Bankruptcy Code section 363(f), with such Encumbrances to attach to the net proceeds (if any) received by the Debtor from the Sale of the Kansas Land in accordance with the Bankruptcy Code, applicable non-bankruptcy law, and any prior orders of the Court.

VIII. Notice Parties.

The term “Notice Parties” as used in these Bidding Procedures shall mean those parties that are served, including, without limitation, the following: (i) counsel to all parties that have appeared and requested notice, (iii) the Office of the U.S. Trustee for the District of Connecticut, (iv) counsel for Prairie Meadow Farms, LLC and (v) all Qualified Bidders.

IX. Reservation of Rights.

The Debtor reserves its rights to modify these Bidding Procedures with Court approval in any manner that will best promote the goals of the bidding process, or impose, at or prior to the conclusion of the Auction, additional customary terms and conditions on the sale of the Kansas Land, including, without limitation: (a) extending the deadlines set forth in these Bidding Procedures; adjourning the Auction and/or adjourning the Sale Hearing (as defined below) in open court without further notice; (c) adding procedural rules that are reasonably

necessary or advisable under the circumstances for conducting the Auction; (d) canceling the Auction; and (e) rejecting any or all Bids or Qualified Bids.

X. Consent to Jurisdiction.

All Potential Bidders, Qualified Bidders and Qualified Bidders shall be deemed to have consented to the exclusive jurisdiction of the Court and waived any right to a jury trial in connection with any disputes relating to the Auction, the construction and enforcement of these Bidding Procedures, and/or the Bid Documents, as applicable.

XI. Sale Hearing.

The Sale Hearing shall commence on or before October 24, 2023, at __:__.m. (prevailing Eastern Time) at the United States Bankruptcy Court for the District of Connecticut, 915 Lafayette Boulevard, Bridgeport, CT 06604.

The Sale Hearing may be continued to a later date by sending notice to the Notice Parties prior to, or making an announcement at, the Sale Hearing. No further notice of any such continuance will be required to be provided to any party.

At the Sale Hearing, the Successful Bidder and the Backup Bidder must acknowledge on the record at the start of the hearing that, in connection with submitting their Bids, they did not engage in any collusion that would be subject to section 363(n) of the Bankruptcy Code with respect to any Bids, the Auction, or the Sale, specifying that they did not agree with any Potential Bidders, Qualified Bidders or Qualified Bidders to control the price or any other terms of the Sale.

The Court will determine the winning bidder at the Sale Hearing, as same may from time to time be continued.

XII. Return of Deposit.

The Deposit of the Successful Bidder shall be applied to the purchase price of such transaction at closing. The Deposits for each Qualified Bidder shall be held in one or more accounts on terms acceptable to the Debtor and shall be returned (other than with respect to the Successful Bidder and the Backup Bidder) on or before the date that is five business days after the Auction. The Backup Bidder's Deposit shall be held in escrow until the closing of the Sale with the Successful Bidder. In the event the Successful Bidder fails to close, and the Debtor opts to close on the Sale Transaction(s) set forth in the Backup Bid, the Backup Bidder's Deposit shall be applied to the purchase price of such transaction(s) at closing. In the event of a breach or failure to consummate a Sale by the Successful Bidder or the Backup Bidder, as applicable, the defaulting Successful Bidder's Deposit or Backup Bidder's Deposit, as applicable, shall be forfeited to the Debtor, and the Debtor specifically reserves the right to seek all available remedies against the defaulting Successful Bidder or Backup Bidder, as applicable.

- End of Document -

EXHIBIT A

Todd H. Bartels

Polsinelli, PC
900 W.48th Place,Suite 900
Kansas City, MO 64112
816-572-4418
888-253-8293 (fax)
tbartels@polsinelli.com
Assigned: 12/18/2020
LEAD ATTORNEY

Jill D. Olsen
(Creditor)

James E. Bird

Polsinelli, PC
900 W.48th Place, Suite 900
Kansas City, MO 64112
816-753-1000
816-753-1536 (fax)
jbird@polsinelli.com
Assigned: 12/18/2020
LEAD ATTORNEY

Jill D. Olsen
(Creditor)

Andrew B. Bowman

Law Offices of Andrew B. Bowman
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Westport, CT 06880
(203) 259-0599
203-255-2570 (fax)
andrew@andrewbowmanlaw.com
Assigned: 08/07/2023

Elizabeth Kraus
(Creditor)

Lee O. Kraus, Jr.
505 Stanwich Road
Greenwich, CT 06831
(Debtor)

Sara Buchanan

Bendett & McHugh, P.C.
270 Farmington Ave., Suite 151
Farmington, CT 06032
860-470-2682
860-773-6328 (fax)
BKECF@bmpc-law.com
Assigned: 11/20/2020

BANK OF AMERICA, N.A.
(Creditor)

Holley L. Claiborn

Office of The United States Trustee
The Giaimo Federal Building
150 Court Street, Room 302

U. S. Trustee
Office of the U.S. Trustee
Giaimo Federal Building
150 Court Street, Room 302

New Haven, CT 06510
(203) 773-2210
(203) 773-2217 (fax)
holley.l.claiborn@usdoj.gov
Assigned: 12/01/2020

Douglas M. Evans
Shapiro, Dorry, & Masterson LLC
71 Raymond Road
West Hartford, CT 06107
860-590-7578
860-540-1265 (fax)
devans@sdmlawgroup.com
Assigned: 12/16/2020

Paul N. Gilmore
Updike, Kelly & Spellacy, P.C.
225 Asylum Street, 20th Floor
Hartford, CT 06103
860-509-5326
pgilmore@uks.com
Assigned: 01/25/2021
LEAD ATTORNEY

Joseph M Kaufman
U.S. Department of Justice
P.O. Box 55
Washington, DC 20044
202-598-5508
202-514-5238 (fax)
joseph.m.kaufman@usdoj.gov
Assigned: 07/01/2022

E.Benton Keatley
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900 W.48th Place,Suite 900
Kansas City, MO 64112
816-753-1000
816-753-1536 (fax)
ebkeatley@polsinelli.com
Assigned: 12/18/2020
LEAD ATTORNEY

Edward Benton Keatley
Polsinelli PC
900 W. 48th Pl., Suite 900
Kansas City, MO 64112
816-218-1285

New Haven, CT 06510
(203)773-2210
USTPRRegion02.NH.ECF@USDOJ.GOV
(U.S. Trustee)

Jill D. Olsen
(Creditor)

Elizabeth Kraus
(Creditor)

United States, on behalf of Internal Revenue Service
(Claimant)

Jill D. Olsen
(Creditor)

Jill D. Olsen
(Creditor)

816-753-1536 (fax)
ebkeatley@polsinelli.com
Assigned: 12/22/2020

Timothy D. Miltenberger
Cohn Birnbaum & Shea P.C.
CityPlace II, 15th Floor
185 Asylum Street
Hartford, CT 06103
860-493-2262
tmiltenberger@cbshealaw.com
Assigned: 01/29/2021

Lauren M. Nash
United States Attorney's Office
Connecticut Financial Center
157 Church Street
New Haven, CT 06510
203-821-3807
203-773-5392 (fax)
Lauren.Nash@usdoj.gov
Assigned: 07/23/2021

Lawson Williams, III
Brock & Scott, PLLC
1080 Main Street, Suite 200
Pawtucket, RI 02860
401-217-8701 x2425
508-243-1329 (fax)
Lawson.Williams@brockandscott.com
Assigned: 08/08/2023

Lee O. Kraus, Jr.
505 Stanwich Road
Greenwich, CT 06831
(Debtor)

**United States, on behalf of Internal Revenue
Service**
(Claimant)

BANK OF AMERICA, N.A.
(Creditor)

EXHIBIT B

Via First Class Mail:

Lee O. Kraus, Jr.
505 Stanwich Road
Greenwich, CT 06831

Bank of America, N.A.
Att: Pres. or Other Officer
P.O. Box 31785
Tampa, FL 33631-3785

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

Internal Revenue Service
Att: Revenue Agent
Centralized Insolvency Oper.
P.O. Box 7346
Philadelphia, PA 19101-7346

Jill D.Olsen, Esq
The Olsen Law Firm,LLC
118 N. Consitor Lane
Suite B#290
Liberty,MO 64068

Shipman & Goodwin LLP
Attn. Eric S. Goldstein, Esq.
One Constitution Plaza
Hartford, CT 06103

Tax Collector, Greenwich
101 Field Point Road
Greenwich, CT 06830

Honorable Merrick B. Garland
U.S. Attorney General
950 Pennsylvania Avenue NW
Washington, DC 20530

Vanessa Roberts Avery
United States Attorney
157 Church Street

New Haven, CT 06510

United States Attorney

Att: Civil Process Clerk
Connecticut Financial Center
157 Church Street
New Haven, CT 06510

Prairie Meadow Farms, LLC

Att: Gregory A. Bergkamp
7690 N.E. 50th
Pretty Prairie, KS 67570

Farm & Home Realty, LLC

Att: Roger Zerener
229 N. Main Street
Cheney, Kansas 67025