

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Veronica Hoffman Robert Hoffman Debtor(s).	CASE NO: 21-30310 CHAPTER: 13
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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Jennifer Tremesani, Esq (CT29824) The Law Office of Neil Crane, LLC 2679 Whitney Ave, Hamden, CT 06518 Jennifer@neilcranelaw.com <input checked="" type="checkbox"/> <i>Attorney for:</i> The Debtors <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF PROPOSED PRIVATE SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(a)</u></p>
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INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE

1. This Notice shall only be used when *the party proposing to sell the property is not seeking a hearing*, although a hearing will be held if an objection is filed or if the Court decides to proceed with a hearing.
2. This Notice shall be completed and filed in accordance with Fed. R. Bankr. P. 6004(a), (b), and (d), and D. Conn. Bankr. L. R. 6004-1(a), and shall *only* be completed and filed:
 - (a) For real property, after a Motion is granted authorizing the proposed sale of Real Property by private sale and if conditions in (b) apply; or
 - (b) If a party proposes to sell estate property without filing a Motion to Sell Estate Property, a Motion to Sell Free and Clear of Liens, or a Motion to Approve Sale Procedures, and an Order regarding the Proposed Sale is not required.
3. Before completing and filing this Notice, you must obtain a Hearing Date and Time and an Objection Deadline date to include in this Notice 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

Description of property to be sold (use additional paper, if more space is needed):	
All right, title and interest in the Debtors real property located at 28 Bungay Terrace, Seymour, CT 06483	

Proposed Private Sale Information:	
Date of Proposed Private Sale: 10/10/2022	Time of Proposed Private Sale: 9 AM
Location of Proposed Private Sale:	2679 Whitney Ave, Hamden, CT 06518

<p>Objection Deadline and Hearing Information:</p> <p>*Last date to file Objections to Proposed Private Sale: 10/6/2022</p> <p>*Hearing Date and Time regarding Proposed Private Sale: 10/7/2022 via zoom at 10AM</p> <p>Location of hearing: U.S. Bankruptcy Court 157 Church St., 18th Floor New Haven, CT 06510</p>	<p>* Hearing when objection filed: A hearing on any objection to the Notice of Proposed Private Sale shall be held on the Hearing Date and Time listed in this Notice.</p> <p>* Hearing when no objection filed: If no objection to the Notice of Proposed Private Sale is filed, the Court may require that a hearing on the Notice of Proposed Private Sale be held on the Hearing Date and Time listed in this Notice.</p> <p>See Local Rules of Bankruptcy Procedure, Appendix M. Parties are encouraged to review the docket of this case or contact the Clerk's Office to determine if a hearing on the Notice of Proposed Private Sale will be held on the Hearing Date and Time listed in this Notice.</p>
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Pursuant to D. Conn. Bankr. L.R. 6004-1(a), 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.

Proposed Private Sale price:

Terms and conditions of Proposed Private Sale, including information about how to register as a bidder:

Pursuant to the attached purchase and sale agreement, the buyer, Andrea Companiony, is to purchase the property known as 28 Bungay Terrace, Seymour, CT for a purchase price of \$310,000.00. Additional sale terms are outlined as per the attached Purchase and Sale Agreement. If such purchase is not consummated with the above buyer, the Seller shall have the authority to sell the property to a new buyer under a new contract for a purchase price equal to or greater than \$300,000.00 without further approval from this Court. Debtor proposes a sale to pay off all liens and encumbrances on the property. Counsel for the Debtor will retain sufficient funds to cover the compensation of the seller/debtor real estate agent and Law Office of Neil Crane, LLC that is subjection to further approval by this Court. The hearing to be held on October 7, 2022 at 10AM is to be conducted via ZoomGov. Any parties of interest wishes to participate in the above scheduled hearing, at least THREE business days before the scheduled hearing, you must contact the Clerk's Office for instructions to connect to the ZoomGov remote hearing by sending an email to the following court email address:CalendarConnect_NH@ctb.uscourts.gov. If you do not have an email address, you may call the Clerk's Office at (203) 773-2009.

Contact person for Proposed Private Sale (*include name, address, telephone, fax and/or email address*):

Jennifer Tremesani, Esq.
The Law Office of Neil Crane, LLC
2679 Whitney Ave
Hamden, CT 06518
Jennifer@neilcranelaw.com
203.230.2233 (p)
203.230-8484 (f)

Date:

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:

The Law Office of Neil Crane, LLC, 2679 Whitney Ave, Hamden, CT 06518

A true and correct copy of the foregoing document entitled: **NOTICE OF PROPOSED PRIVATE SALE OF ESTATE PROPERTY** was served on (date) _____ 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) _____, 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:

U. S. Trustee, Office of the U.S. Trustee, Giaimo Federal Building, 150 Court Street, Room 302
Roberta Napolitano, Chapter 13 Trustee, 10 Columbus Boulevard, 6th Floor, Hartford, CT 06106

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 9/22/2022, 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:

Veronica & Robert Hoffman, 28 Bungay Terrace, Seymour, CT 06483

(See attached Certificate of Service)

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.

9/22/2022
Date

Jennifer Tremesani, Esq.
Printed Name

/s/Jennifer Tremesani, Esq
Signature

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

Authentisign ID: FF752FA6-1EC7-4BD5-A473-EC1B0CA521E7

STANDARD FORM REAL ESTATE CONTRACT

NOTICE: THIS CONTRACT CONSTITUTES A LEGALLY BINDING CONTRACT FOR THE PURCHASE AND SALE OF RESIDENTIAL PROPERTY. IF YOU DO NOT UNDERSTAND OR AGREE WITH ANY OF THE TERMS OR CONDITIONS SET FORTH IN THIS CONTRACT, YOU SHOULD CONSULT WITH A LICENSED ATTORNEY OF YOUR CHOICE PRIOR TO SIGNING THIS DOCUMENT. NO PROVISIONS OF THIS CONTRACT ARE FIXED BY LAW AND ALL TERMS AND CONDITIONS ARE SUBJECT TO NEGOTIATION PRIOR TO EXECUTION.

THIS AGREEMENT for the purchase and sale of the real property described below (the "Property"), is upon the following terms and conditions:

- 1. Seller(s): Robert W Hoffman & Veronica J Hoffman
Address: 28 Bungay Ter, Seymour, CT 06483
 - 2. Buyer(s): Andrea Companiony Nelson Companiony
Address: 215 Mill street, Shelton, CT 06484
 - 3. Real Property Address: 28 Bungay Ter, Seymour, CT 06483
 - 4. Personal Property, if any, to be included: As Per MLS # 170510714
Oven/Range, Range Hood, Refrigerator, Washer, Dryer
- To be excluded: _____

5. Purchase Price

Payable as Follows:

- (a) By Initial Deposit paid upon execution of this Contract (a) \$ 3,100
- (b) By Additional Deposit to be paid on or before 09/21/2022 (b) \$ 6,200
- (c) By proceeds of a Bank, Institutional or Purchase Money Mortgage Loan which proceeds shall be immediately available to Seller at a local bank (c) \$ 300,700
- (d) Balance to be delivered at closing in cash, certified check or official bank check the proceeds of which shall be immediately available to Seller at a local bank (d) \$ 0

TOTAL PURCHASE PRICE \$ 310,000
Sum of (a) + (b) + (c) + (d).

6. Mortgage Financing Contingency: (NOT APPLICABLE UNLESS FILLED IN)

Third Party Mortgage Purchase Money Mortgage

- (a) Mortgage Loan Amount at Prevailing Interest Rate: \$ 300,700
- (b) Term of Mortgage: (Years) 30
- (c) Written Loan Commitment to be obtained by 3 days before closing if 30 days or 10/31/22 if more time is requested.

If filled in, Paragraph 23 is automatically made a part of this Contract.

7. Closing Date:

30 to 60 days at seller's choice. October 10, 2022 [RH] [VH]
at Seller's attorney's office, or at Mortgage Lender's office in Fairfield County, if required.
Month/Day/Year

8. Attorneys' Review. This Contract is subject to review by the attorneys representing the Buyer and Seller. Based upon his/her attorney's review, either party may cancel this contract by written notice to the other party given not later than five (5) business days after such party receives a fully executed counterpart of this Contract. Upon cancellation, the Deposit shall be returned to the Buyer.

Buyer Initials [MC] [AC] Seller Initials [VH] [RH]
09/07/22 8:03 PM EDT dotloop verified 09/07/22 8:03 PM EDT dotloop verified
 09/08/2022

Authentisign ID: FF752FA6-1EC7-4BD5-A473-EC1B0CA521E7

28 Bungay Terrace, Seymour, CT 06483

Page 2 of Real Estate Contract Dated: 09/07/2022 For Property Known As:

9. Inspection Contingency: The inspections checked below shall be completed not later than: ("Inspection Completion Date") 09/16/2022. The "Title Search Completion Date" shall be no later than ten (10) business days after the "Inspection Completion Date."

	YES	WAIVED		YES	WAIVED		YES	WAIVED
Building/Mechanical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Termite/Other Insects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Well/Organic Chemicals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lead	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon-Air/Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Search	<input checked="" type="checkbox"/>	<input type="checkbox"/>						

If filled in, Paragraph 24 is Automatically made a part of this Contract.

10. Residential Condition Report: Buyer acknowledges receipt of Seller's Residential Condition Report (copy attached). Seller shall credit Buyer at closing with \$500.00, if Seller fails to furnish a written Residential Condition Report as required by Sections 20-327 b-e, of the Connecticut General Statutes, inclusive. Buyer's Initials [Signature]

11. Lead Disclosure: Buyer acknowledges receipt of a Lead Information Booklet and Disclosure and Acknowledgement Form re: Lead Based Paint as required by Federal EPA HUD Disclosure Regulations (copy attached). Buyer's Initials [Signature]

"STATEMENT RE: LEAD BASED PAINT. The parties acknowledge that dwelling units constructed prior to 1978 are likely to contain lead-based paint which could create a health hazard. In the event the Property which is the subject of this Agreement consists of or contains a residential unit built before 1978, the parties agree that a precondition to the validity of this Agreement is that each party has received, reviewed, signed and annexed hereto a completed Disclosure and Acknowledgment Form re: Lead-Based Paint as required by federal EPA/HUD disclosure regulations."

12. Possession and Occupancy, Acceptance of Deed: The Buyer shall have exclusive possession and occupancy of the Property in a broom clean condition on the Closing Date. Delivery and acceptance of the Deed shall constitute full compliance by the Seller with the terms of this Contract except for any warranties contained in the Deed and other obligations specifically set forth in this Contract to be performed after the delivery of the Deed or which survive delivery of the Deed.

13. Additional Paragraphs: Unless crossed out, the following Paragraphs 16 through 29 are hereby made a part of this Contract.

14. Additional Terms and/or seller concessions): The inspection will be for informational purposes only and no credits will be requested unless a major issue is found.

15. Riders Attached: This offer will expire tomorrow Thursday 8th at 12 noon 2022

16. Warranty Deed, Marketable Title: (a) Seller shall convey to Buyer good and marketable fee simple title to the Property by Connecticut form Warranty Deed, (or Fiduciary Deed if Seller is a fiduciary) (the "Deed"), free and clear of all encumbrances except the following permitted encumbrances, so long as the permitted encumbrances do not prohibit the residential use of the Property or otherwise render title to the Property unmarketable (i) any and all provisions of any ordinance, municipal regulation or public or private law; (ii) restrictive covenants and easements of record; (iii) any facts which an accurate survey or physical inspection of the Property would reveal; (iv) taxes and municipal assessments due and payable after the Closing. (b) If the Seller is unable to convey title conforming to the requirements of (a) above, then the Seller shall be allowed to postpone the Closing for up to the earlier of thirty days or the expiration date of the Buyer's mortgage loan commitment ("Postponement Period") within which to cure the title defects. If, at the expiration of the Postponement Period, the Seller is still unable to convey title conforming to (a) above, Buyer may, by written notice to the Seller, reject such defective title, whereupon the Seller shall remit to the Buyer the Deposit together with any expenses incurred by Buyer for title examination (not to exceed \$250) and this Contract shall be terminated. The marketability of title shall be determined in accordance with the Standards of Title of the Connecticut Bar Association. (c) The Property shall be conveyed free of any violations of any governmental rules, regulations or limitations or private restrictive covenants or easements. In the event Seller cannot deliver the Property to the Buyer at Closing, free of violations as aforesaid, Buyer may, by written notice, by certified mail, facsimile or hand delivery to the Seller, or Seller's Attorney, terminate this Contract because of such violations, whereupon Seller shall return to the Buyer the Deposit together with any expenses incurred by the Buyer for title examination (not to exceed \$250.00).

17. Condition of Premises: (a) The Buyer represents that he has inspected the Property, is satisfied with the physical condition thereof and agrees to accept the Property in its present condition, "as is", subject to reasonable wear and tear to the Closing Date. The Buyer represents that neither Seller nor any representative of the Seller has made any representation or warranty as to the Property on which Buyer has relied in entering into this Contract except as expressly set forth in this Contract. The Seller agrees to deliver the Property to the Buyer on the Closing Date in substantially the same condition as exists on the date of this Contract, reasonable wear and tear excepted, and the Buyer agrees to accept the Property in such condition subject to satisfaction of the Inspection Contingency; (b) The grounds shall be maintained by the Seller until the Closing Date including lawn mowing, leaf raking and snow and ice removal from walks and driveways; (c) Seller shall remove all

Buyer Initials [Signature] [Signature] Seller Initials [Signature] [Signature] 09/08/2022

Authentisign ID: FF752FA6-1EC7-4BD5-A473-EC1B0CA521E7

Page 3 of Real Estate Contract Dated: 09/07/2022 For Property Known As: 28 Bungay Terrace, Seymour, CT 06483

personal property not included in the sale and shall deliver to the Buyer all keys available to the Seller; (d) The Buyer shall have the right to inspect the Property prior to the Closing at a time mutually agreed upon to confirm that the condition of the Property conforms to the requirements of this Contract.

18. Risk of Loss, Damage: The risk of loss or damage by fire or other casualty to the Property until the Closing Date is assumed by the Seller. In the event of loss or damage occurring prior to the delivery of the Deed, Seller shall repair and restore the Property prior to the Closing Date, or, may delay the closing at his option for up to the earlier of thirty (30) days from the date of such loss or damage or the date Buyer's mortgage loan commitment expires ("Delay Period") in order to complete restoration or repairs. If at the expiration of the Delay Period the Seller has failed to repair or restore the Property to its condition prior to the loss or damage, the Buyer shall have the option of: (a) Terminating this Contract, in which event the Deposit together with any amounts actually expended by the Buyer for the examination of title (not to exceed \$250.00) shall be remitted to the Buyer and thereupon the parties shall have no further rights and obligations under this Contract; or (b) Closing title by accepting the Deed conveying the Property in accordance with all of the other provisions of this Contract and receiving the benefit of any insurance policies or funds paid or recoverable on account of such loss or damage, less any sums actually expended by the Seller for restoration or repairs. The Seller shall not be responsible for loss or damage to trees or other plantings due to natural causes provided such loss or damages does not exceed \$250.

19. Escrow of Deposit: The Initial Deposit and Additional Deposit (collectively the "Deposit") shall be paid not later than the date(s) specified in Paragraph 5. Seller's attorney, as escrow agent, shall hold the Deposit in a non-interest bearing account until Closing or prior termination of this Contract. The Deposit shall be paid to the Seller at Closing. In the event of termination prior to Closing, the escrow agent shall (a) retain the Deposit in escrow until directed to disburse the Deposit by mutual agreement of the parties or by court order; or (b) commence an interpleader action and pay the Deposit into court whereupon the escrow agent shall be relieved of all further obligation. In the event that the Additional Deposit is not paid when due, Seller may give written notice of such failure to Buyer by certified mail, facsimile or hand delivery and if such Additional Deposit is not paid within five (5) days thereafter, this Contract shall be deemed terminated for Buyer's default and the Initial Deposit shall be delivered to and retained by the Seller as liquidated damages, and thereupon, the parties shall be relieved of all further liability hereunder except as otherwise specifically set forth herein. The escrow agent shall not be liable for any error of judgment, or for any act performed or omitted in good faith, or for any mistake of law.

20. Default, Liquidated Damages: If Buyer defaults under this Contract after the Deposit has been paid, the Deposit shall be remitted to and retained by Seller as liquidated damages, and thereupon, the parties shall be relieved of all further liability under this Contract except as otherwise specifically set forth herein. In the event that legal action is commenced to enforce any provision of this Contract, the prevailing party shall be entitled to reimbursement of court costs and attorneys fees incurred therein.

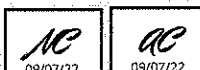
21. Adjustments at Closing: Property taxes, utilities, municipal assessments and use charges, rents, district taxes, association charges, and other charges customarily adjusted at closings in accordance with the custom of the Bar Association for the town wherein the Property is located, will be prorated as of the Closing Date. The Buyer shall reimburse the Seller at Closing for any fuel stored on the Property. Property taxes will be adjusted on a uniform fiscal year basis. Installments payable on sewer and other municipal lien assessments after the Closing will be assumed by the Buyer. Seller shall deliver to Buyer at closing checks sufficient to satisfy state and local conveyance taxes.

22. Personal Property: Unless excluded in Paragraph 4, the Personal Property included in the sale shall consist of the following: screens, storm windows, TV antenna, venetian blinds, curtain rods and fixtures, wall to wall carpeting, awnings, shades, automatic hot water heater, plumbing, heating and lighting and electrical fixtures (except portable heaters, rented water heaters and lamps), shrubbery, plants and all other fixtures now located on the Property and the personal property listed in Paragraph 4.

23. Mortgage Financing Contingency: Third Party Mortgage. The Buyer's obligations hereunder are contingent upon Buyer obtaining a written commitment from a bank or institutional lender for a mortgage loan satisfying the specifications set forth in Paragraph 6(a), (b) and (c) and upon such other terms and conditions as are standard for similar loan commitments. Buyer agrees to apply for such financing immediately and to pursue such application with diligence. If Buyer is unable to secure such a commitment by the date set forth in Paragraph 6(c), and so notifies the Seller or the Seller's Attorney in writing, by certified mail, facsimile or hand delivery, on or before such date, this Contract shall be terminated by such notice and the Deposit shall be returned to Buyer. Absent such Notice, this contingency shall be deemed satisfied and this Contract shall continue in full force and effect.

Purchase Money Mortgage. A Purchase Money Note and a Purchase Money Mortgage as described on the attached Rider shall be executed and delivered by the Buyer to the Seller at Closing.

24. Inspection Contingency: Buyer acting by representatives of Buyer's choice shall complete the inspections, tests, assessments and title search of the Property as designated in Paragraph 9 prior to the "Inspection Completion Date" or the "Title Search Completion Date", as the case may be. If, based upon such inspections, tests, assessments and title search, Buyer is not reasonably satisfied with the title or physical condition of the Property and so notifies the Seller or the Seller's Attorney in writing, by certified mail, facsimile or hand delivery, not later than two business days after the "Inspection Completion Date," or the "Title Search Completion Date," as the case may be, this Contract shall be deemed terminated by such Notice and the Deposit shall be returned to the Buyer. Absent timely notice hereunder, terminating this Contract, this contingency shall be deemed satisfied and this Contract shall continue in full force and effect.

Buyer Initials  09/07/22 8:03 PM EDT dotloop verified

Seller Initials 

09/08/2022

Authentisign ID: FF752FA6-1EC7-4BD5-A473-EC1B0CA521E7

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- 25. Title Insurance Affidavit: Seller agrees to execute and deliver to the Buyer at the Closing of Title an affidavit acceptable to the Buyer's title insurer confirming the non-existence of (i) mechanics' or material men's liens, (ii) tenants' rights in or to the Property, (iii) security interests in personal property or fixtures included in the sale, and (iv) confirming information required to provide the Buyer's mortgage lender with survey coverage, including updating an existing survey, if any.
- 26. Condominium/Common Interest Community: If the Property is in a Condominium or Common Interest Community, Seller shall deliver to the Buyer a Resale Certificate and other documents as required by Section 47-270 of the Connecticut General Statutes.
- 27. Buyer's Lien: The Deposit and Buyer's reasonable expenses actually incurred for title examination to the Property are hereby made liens on the Property, but such liens shall not continue after a default by the Buyer.
- 28. Entire Agreement; Binding Effect: This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those set forth herein. All changes, additions or deletions to this Contract must be in writing and signed by all parties. This Contract is non-assignable and shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns.

29. Seller's Agent: <u>Jennifer Bundock</u> (203) 632-7201 <small>Name Telephone</small>	Buyer's Agent: <u>Federico Martinez</u> 2038293965 <small>Name Telephone</small>
License Number: <u>RES.0806087</u>	License Number: <u>RES.0801971</u>
Agent's Firm: <u>Coldwell Banker Realty</u>	Agent's Firm: <u>Keller Williams</u>
Address: <u>680 South Main St #101 Cheshire CT 06410</u>	Address: <u>2777 Summer Street,, Suite 700, Stamford, CT 06905</u>
Seller's Attorney: <u>Neil Crane Law</u>	Buyer's Attorney: <u>Andrew G. Brucker</u> 203-866-9600 <small>Name Telephone</small>
Attorney's Email: <u>jennifer@neilcranelaw.com</u> <small>Name Telephone</small>	Attorney's Email: <u>agb@abruckerlaw.com</u> <small>Name Telephone</small>
Address: <u>2679 Whitney Ave, Hamden, CT 06518</u>	Address: <u>338 Nod Hill Road, Wilton, CT 06897</u>

Check box only if Listing Agent is acting as a Dual Agent Selling Agent is Buyer's Agent Authorized Sub-Agent
 Buyer and Seller represent that no other Agent or Broker was the procuring cause of the transaction contemplated by this Contract.

<i>Nelson Companies</i>	<small>dotloop verified 09/07/22 8:03 PM EDT DD51-90Q-Q2R3-UBJ8</small>
Buyer's Signature	Date
<i>Veronica Hoffman</i>	09/08/2022
<small>9/8/2022 7:13:09 AM EDT Seller's Signature</small>	Date

<i>Andrea Companies</i>	<small>dotloop verified 09/07/22 8:03 PM EDT RHQO-ZD4X-MSAQ-0GRN</small>
Buyer's Signature	Date
<i>Robert Hoffman</i>	09/08/2022
<small>9/8/2022 7:13:51 AM EDT Seller's Signature</small>	Date

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In Re: : CHAPTER 13
: :
Robert Hoffman : CASE NO. 21-30310
Veronica Hoffman :
The Debtors :
: Date: September 22, 2022

CERTIFICATION OF SERVICE

The undersigned hereby certifies that on the 22nd day of September 2022 I served via the Court’s CM/ECF electronic service on all parties qualified to receive electronic notice, or sent by First Class mail, postage prepaid, as indicated, a copy of the Appendix O: Notice of Private Sale of Estate Property and Exhibits all as attached hereto upon the following:

U. S. Trustee
Office of the U.S. Trustee
Giaino Federal Building
150 Court Street, Room 302
New Haven, CT 06510
VIA ECF

Roberta Napolitano, Chapter 13 Trustee
10 Columbus Boulevard, 6th Floor
Hartford, CT 06106
VIA ECF

Veronica and Robert Hoffman
28 Bungay Terrace
Seymour, CT 06483

Capital One Auto Finance, a division of Capital On
c/o AIS Portfolio Services, LP (9291318)
4515 N Santa Fe Ave. Dept APS (cr)
Oklahoma City, OK 73118

Capital One Bank (USA), N.A.
by American InfoSource as agent (9292540)
4515 N Santa Fe Ave (cr)
Oklahoma City, OK 73118

Comenity Bank
Attn: President / Manager (9283974)
Bankruptcy Department (cr)

PO Box 182125
Columbus, OH 43218-2125

Credit One

Attn: President / Manager (9283976)
PO Box 60500 (cr)
City of Industry, CA 91716

Discover Bank

Discover Products Inc (9285569)
PO Box 3025 (cr)
New Albany, OH 43054-3025

Freedom Mortgage Corporation

Bankruptcy Department (9299043)
10500 Kincaid Drive (cr)
Suite 300
Fishers, IN 46037

Goldman Sachs Bank, USA

by AIS InfoSource, LP as Agent (9298716)
4515 N Santa Fe Ave (cr)
Oklahoma City, OK 73118

Internal Revenue Service

Attn: President / Manager (9283980)
PO Box 7346 (cr)
Philadelphia, PA 19101-7346

LVNV Funding, LLC

Resurgent Capital Services (9297322)
PO Box 10587 (cr)
Greenville, SC 29603-0587

Macy's

Attn: President / Manager (9283981)
PO Box 9001094 (cr)
Louisville, KY 40290-1094

Marcus by Goldman Sachs

Attn: President / Manager (9283982)
P.O. Box 45400 (cr)
Salt Lake City, UT 84145-0400

People's Cardmember Service

Attn: President / Manager (9283983)
PO Box 790408 (cr)
Saint Louis, MO 63179-0408

Quantum3 Group LLC as agent for

Comenity Bank (9298122)
PO Box 788 (cr)
Kirkland, WA 98083-0788

State of Connecticut - DRS

Attn: President / Manager (9283984)
Collections Unit - Bankruptcy (cr)
450 Columbus Blvd., Ste. 1
Hartford, CT 06103-1837

TD Fit Loan

Attn: President/Manager (9283985)
222 N. LaSalle Street (cr)
Chicago, IL 60601

Town of Seymour Tax Collector

Attn: President / Manager (9283986)
1 First Street (cr)
Seymour, CT 06483

U.S. Bank National Association dba Elan Financial

Bankruptcy Department (9295951)
PO Box 108 (cr)
Saint Louis MO 63166-0108

Wells Fargo Bank, N.A., Wells Fargo Card Services

PO Box 10438, MAC F8235-02F (9285966)
Des Moines, IA 50306-0438 (cr)

THE DEBTORS:

Veronica & Robert Hoffman

By: /s/ Jennifer Tremesani, Esq.

Jennifer Tremesani, Esquire (CT29824)
LAW OFFICES OF NEIL CRANE, LLC
2679 Whitney Avenue, Hamden, CT 06518
(203) 230-2233
(203) 230-8484
Jennifer@neilcranelaw.com