

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In Re: : CHAPTER 13
: :
Andre Graham : CASE NO. 21-50110
The Debtors : :
: Date: October 4, 2022

CERTIFICATION OF SERVICE

The undersigned hereby certifies that on the 4th day of October 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

Andre Ransford Graham
P.O. Box 1023
Southport, CT 06890

AmeriNat
Attn: President / Manager
217 S. Newton Avenue
Albert Lea, MN 56007 (9268449)
(cr)

Aquarion Water Company of CT
Attn: President / Manager
PO Box 10010
Lewiston, ME 04243-9427 (9268450)
(cr)

Bendett & McHugh
Attn: President / Manager
270 Farmington Avenue
Suite 151
Farmington, CT 06032 (9268451)
(cr)

Capital One
Attn: President / Manager
PO Box 71083
Charlotte, NC 28272-1083 (9268452)
(cr)

Capital One Auto Finance
Attn: President / Manager
PO Box 260848
Plano, TX 75026-0848 (9268453)
(cr)

Capital One Bank (USA), N.A.
by American InfoSource as agent
4515 N Santa Fe Ave
Oklahoma City, OK 73118 (9272624)
(cr)

Cavalry Portfolio Services LLC
Attn: President / Manager
PO Box 27288
Tempe, AZ 85285-7288 (9268454)
(cr)

Cavalry SPV I, LLC
500 Summit Lake Drive, Ste 400
Valhalla, NY 10595 (9275991)
(cr)

Center for Family Guidance, PC
Attn: President / Manager
765 East Route 70
Building A101
Marlton, NJ 08053 (9268455)
(cr)

CHFA

Attn: President / Manager
999 West Street
Rocky Hill, CT 06067(9268456)
(cr)

City of Bridgeport WPCA

Attn: President / Manager
695 Seaview Avenue
Bridgeport, CT 06607 (9268457)
(cr)

City of Bridgeport- Office of City Atty

Attn: President/Manager
999 Broad Street
Bridgeport, CT 06604 (9268458)
(cr)

Comenity Bank/Sport's Authority

Attn: President / Manager
Bankruptcy Department
PO Box 182125
Columbus, OH 43218-2125 (9268459)
(cr)

Connecticut Housing Finance Authority

c/o AmeriNat
8121 E. Florence Avenue
Downey, CA 90240 (9287194)
(cr)

Connecticut Housing Finance Authority

Sara Buchanan
Bendett & McHugh, P.C.
270 Farmington Ave., Suite 151
Farmington, CT 06032 (9282107)
(cr)

Department of Education

Fedloan Servicing
Attn: President / Manager
PO Box 790234
Saint Louis, MO 63179-0234 (9268460)
(cr)

Department of Treasury
Internal Revenue Service
Attn: President / Manager
PO Box 7346
Philadelphia, PA 19101-7346 (9268462)
(cr)

Housing Development Fund Inc.
Attn: President / Manager
100 Prospect Street
Stamford, CT 06901 (9268461)
(cr)

Housing Development Fund, Inc.
Bankruptcy Department
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047-8924 (9282412)
(cr)

Housing Development Fund, Inc.
Linda St. Pierre
McCalla Raymer Leibert Pierce, LLC
50 Weston Street
Hartford, CT 06120 (9269262)
(cr)

Jefferson Capital Systems
Attn: President / Manager
16 McLeland Road
Saint Cloud, MN 56303 (9268463)
(cr)

Jefferson Capital Systems LLC
Po Box 7999
Saint Cloud Mn 56302-9617 (9272629)
(cr)

Lincoln Technical Institute
Attn: President / Manager
1777 Sentry Parkway West
Suite 403
Blue Bell, PA 19422 (9268464)
(cr)

Madison Heights Condo Assoc. Inc.
c/o Imagineers
Attn: President/Manager
249 West Street
Seymour, CT 06483 (9268465)
(cr)

Midland Credit Management
Attn: President / Manager
PO Box 60578
Los Angeles, CA 90060-0578(9268466)
(cr)

Midland Credit Management, Inc.
PO Box 2037
Warren, MI 48090 (9273679)
(cr)

Mohela
Attn: President / Manager
633 Spirit Drive
Chesterfield, MO 63005-1243 (9268467)
(cr)

PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541 (9268769)
(ntcapr)

Quality Asset Recovery
Attn: President / Manager
7 Foster Avenue
Suite 101
Gibbsboro, NJ 08026 (9268468)
(cr)

State of Connecticut - DRS
Attn: President / Manager
Collections Unit - Bankruptcy
450 Columbus Blvd., Ste. 1
Hartford, CT 06103-1837 (9268469)
(cr)

Synchrony Bank
c/o PRA Receivables Management, LLC
P.O. Box 41021
Norfolk, VA 23541 (9268838)
(cr)

Synchrony Bank
Attn: President / Manager
Bankruptcy Department
PO Box 965060
Orlando, FL 32896-5060 (9268470)
(cr)

Synchrony Bank/Sam's Club
Attn: President / Manager
Bankruptcy Department
PO Box 965060
Orlando, FL 32896-5060 (9268471)
(cr)

Unifin, Inc.
Attn: President / Manager
PO Box 4519
Skokie, IL 60076-4519 (9268472)
(cr)

US Department of Education/MOHELA
633 Spirit Drive
Chesterfield, MO 63005 (9279498)
(cr)

Water Pollution Control Authority
WPCA
695 Seaview Avenue
Bridgeport CT 06607 (9275889)
(cr)

Wofsey, Rosen, Kweskin & Kuriansky, LLP
Attn: President / Manager
600 Summer Street
Stamford, CT 06901 (9268473)
(cr)

Zeldes Needle & Cooper
Attn: President / Manager
PO Box 1740
Bridgeport, CT 06601 (9268474)
(cr)

THE DEBTOR:
Andre Graham

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

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Andre Graham Debtor(s).	CASE NO: 21-50110 CHAPTER: 13
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 <input checked="" type="checkbox"/> <i>Attorney for:</i> the Debtor <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF PROPOSED PUBLIC SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(a)</u></p>

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 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 3380 Madison Ave, #14A, Bridgeport, CT 06606

Proposed Public Sale Information:

Date of Proposed Public Sale: Time of Proposed Public Sale:

Location of Proposed Public Sale:

<p>Objection Deadline and Hearing Information:</p> <p>*Last date to file Objections to Proposed Public Sale: <input type="text" value="11/1/2022"/></p> <p>*Hearing Date and Time regarding Proposed Public Sale: <input type="text" value="11/8/2022"/> at <input type="text" value="10AM"/></p> <p>Location of hearing: <input type="text" value="U.S. Bankruptcy Court
915 Lafayette BLVD, 1st Floor
Bridgeport, CT 06604"/></p>	<p>* Hearing when objection filed: A hearing on any objection to the Notice of Proposed Public 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 Public Sale is filed, the Court may require that a hearing on the Notice of Proposed Public 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 Public 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 Public Sale price:

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

Pursuant to the attached purchase and sale agreement, the buyer is to purchase the property known as 3380 Madison Ave, #14A, Bridgeport, CT 06606 for a purchase price of \$195,000.00. Additional sale terms are outlined as per the attached Purchase and Sale Agreement. A superseding contract may be executed and would be filed as a supplemental document with the Court upon execution.

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 \$185,000.00 without further approval from this Court.

The Debtor proposes to pay off all liens and encumbrances of record and in the order and priority that exists regarding the subject property and any other closing costs, liens, bank fees, attorney fees, escrow advances, and other incidental charges in connection with said closing. Counsel for the Debtor will retain sufficient funds to cover the compensation of the seller/debtor real estate agent and The Law Office of Neil Crane, LLC as such compensation is subject to further approval by this Court.

Contact person for Proposed Public 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) 296-0355 (p)
(203) 230-2233 (f)

Date:

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.

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 PUBLIC SALE OF ESTATE PROPERTY** was served on (date) **10/4/2022** 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) 10/4/2022, 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:

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) 10/4/2022, 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:

Andre Ransford Graham
P.O. Box 1023
Southport, CT 06890

(See attached Certification 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.

10/4/2022
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.



HIGGINS GROUP
REAL ESTATE

Date: 09/19/2022

PURCHASE AGREEMENT
THIS AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

I (We) Anthony Legato hereby submit an offer for land and buildings known as:

Owned by: Andre Graham

I. PURCHASE PRICE Payable as follows:

- A. By initial Deposit paid upon execution of this agreement and is to be held in escrow by Buyers Attorney or Higgins Group Real Estate \$ 1,950
 - B. By Additional Deposit to be paid upon signing contract *or on or before* 10/06/2022 \$ 17,550
 - C. By Additional Deposit to be paid at closing *or on or before* 11/21/2022 \$ 19,500
 - D. Balance of Purchase Price to be paid at closing by the buyer obtaining a new mortgage for the amount shown. This sale *is* *is not* contingent upon buyer's ability to obtain financing. Mortgage type: Conv. Years: _____ Rate: _____
- Total Purchase Price** \$ 195,000
(Sum of A + B + C + D)

II. IMPORTANT DATES:

- E. All inspections/tests & reports to be completed on or before: 10/06/2022 or 7 business days from accepted offer.
- F. Superseding Contract of Sale to be signed on or before: 10/05/2022 or _____ business days from accepted offer.
- G. Written mortgage commitment on or before: 11/07/2022 or _____ business days from accepted offer.
- H. Closing of Sale to be on or before: 11/21/2022 to be held at Sellers Attorney

III. INSPECTIONS/TESTS:

I. Subject to satisfactory reports of the following inspections/test at the Buyer's expense:

	YES	WAIVED	(Initial)	
BUILDING	<input type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	
TERMITE/ OTHER INSECTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	
SEPTIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AL</u>	
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	
WELL/ORGANIC CHEMICALS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AL</u>	
RADON - AIR/WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	

	YES	WAIVED	(Initial)	
POOL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AL</u>	
TENNIS COURT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AL</u>	
OIL TANK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AL</u>	
LEAD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	
ASBESTOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	
	<input type="checkbox"/>	<input type="checkbox"/>	<u>AL</u>	

IV. ADDITIONAL TERMS & CONTINGENCIES:

- J. This sale *is* or *is not* subject to buyer's attorney review within 5 business days of accepted offer.
- K. Items to be INCLUDED as per MLS # _____ : _____
- L. Items to be EXCLUDED: _____
- M. Other: _____

Buyer(s) Initial(s) AL Seller(s) Initial(s) _____



HIGGINS GROUP
REAL ESTATE

- Purchaser acknowledges that Seller has (has not) furnished Purchaser with the Property Condition Disclosure Form required by Connecticut Public Act 95-311 prior to Purchaser's execution of this Agreement. If such Disclosure has not been furnished, Seller shall give and Purchaser shall receive a credit of \$ 500 against the purchase price at closing.
- Purchaser acknowledges receipt of a Lead Information Booklet and Lead Disclosure Form. (Initial) YES NO
- Purchaser acknowledges receipt of a Mold Disclosure Form. (Initial) YES NO
- Premises to be conveyed by a Warranty Deed, free from all encumbrances except stated herein; if it appears there are additional encumbrances when the superseding contract is prepared, which are not insurable with title insurance, buyer may cancel this agreement and recover his/her down payment, unless he/she is willing to take title subject to them.
- Adjustments: Taxes, water charges, rents, mortgage interest, and interest on assessments, if any, for municipal improvements are to be adjusted as of the date of closing. The balances of assessments for municipal improvements, if any, are to be assumed by the buyer.
- This agreement to remain in force and effect and constitute a valid contract between parties hereto unless, or until, superseded by further contract between parties, incorporating detailed description of the property as hereinabove provided.
- The SELLER and the BUYER further agree that the above stipulations are to apply to and bind the heirs, executors, administrators and assigns for the respective parties.

ACCEPTED SELLER

SIGNATURE	DATE

TYPE/PRINT NAME

SIGNATURE	DATE

TYPE/PRINT NAME

ADDRESS STATE ZIP

LISTING AGENT

Amanda Huntington
AGENT

Higgins group
AGENCY

TEL#

SELLER ATTORNEY

NAME

ADDRESS STATE ZIP

TEL#

FAX #

ACCEPTED PURCHASER

<i>Anthony Legato</i>	<small>dotloop verified 09/22/22 6:22 PM EDT P36A-YDOD-UDQX-A032</small>
SIGNATURE	DATE

Anthony Legato
TYPE/PRINT NAME

SIGNATURE	DATE

TYPE/PRINT NAME

ADDRESS STATE ZIP

SELLING AGENT

Amanda Huntington
AGENT

Higgins group
AGENCY

TEL#

BUYER ATTORNEY

Ken Taylor
NAME

ADDRESS STATE ZIP

TEL#

FAX #

