

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Janet L. Morgan <p align="right">Debtor(s).</p>	CASE NO: 21-50147 CHAPTER: 7
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: George I. Roumeliotis, ct17532, Roumeliotis Law Group, P.C. 157 Church Street, 19th Floor, New Haven, CT 06510 Tel. 203-580-3355, Fax 888-851-4304 george@roumeliotislaw.com <input checked="" type="checkbox"/> <i>Attorney for:</i> Chapter 7 Trustee <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF PUBLIC AUCTION OF ESTATE PROPERTY</u></p>
<p><u>INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE</u></p> <p>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).</p> <p>2. This Notice shall be completed and filed <i>only</i> after a hearing on a Motion to Sell Estate Property and/or Motion to Approve Procedures to Sell Estate Property is held by the Court.</p>	

Description of property to be sold:

Residential real property located at 195 Earl Avenue, Bridgeport, Connecticut, consisting of land and a residence which is more particularly described in the Deed recorded in Volume 10206, Page 2 in the Bridgeport Land Records ("Property").

Public Auction Information:

Date of Public Auction:	May 2, 2022	Time of Public Auction:	2:00 p.m.
Location of Public Auction:	United States Bankruptcy Court, 915 Lafayette Boulevard, Bridgeport, Connecticut 06604.		
<p>NOTE: The Public Auction may be conducted telephonically, remotely using ZoomGov, and/or by other remote technology platform or medium.</p>			

**Objection/Overbid Deadline and
Hearing Information:**

Last date to file Objections or to submit Overbids to Public Auction:	April 28, 2022 at 5:00 p.m.
Hearing Date and Time of Public Auction and/or to Approve Sale:	May 2, 2022 at 2:00 p.m.

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 Auction opening bid:

Terms and conditions of auction/sale, including whether the proposed auction/sale is to be free and clear of liens pursuant to 11 U.S.C. §363(f):

RES-COM, LLC ("RC") has offered to purchase the Property for \$157,500, subject to any higher offers submitted in accordance with the proposed Bidding Procedures set forth herein, and subject to the terms and conditions of the Purchase and Sale Agreement attached as Exhibit "A" to the Motion to Sell filed on March 22, 2022, a copy of which can be requested by contacting the undersigned. The sale of the Property shall be free and clear of any and all liens, claims, interests and encumbrances, with such liens, claims, interests, and encumbrances to attach to the proceeds with the same force, effect, and priority as such liens, claims, interests and encumbrances have on the Property.

In the event a party other than RC wishes to purchase the Property, subject to Court approval, the Trustee will accept Competing Bids from Competing Bidders as follows: (see Public Auction overbid procedure below).

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

- (1) a "Competing Bid" is (a) a bid of at least \$162,500, received by the Trustee on or before April 28, 2022, at 5:00 p.m. (Eastern Time) ("Bid Deadline") and (b) that offers to purchase the Property on the same terms and conditions as RC (except for the purchase price).
- (2) a "Competing Bidder" is a party that submits to the Trustee (a) a Competing Bid, (b) a deposit in the amount of \$17,000, (c) a signed Purchase and Sale Agreement with the same terms and conditions as contained in the Purchase and Sale Agreement between the Trustee and RC, and (d) a "no collusion" statement as required by Local Rule 6004-2(e). A form purchase and sale agreement containing the aforementioned terms and conditions, but containing blanks for the buyer's name and the amount of the Competing Bid, can be obtained by contacting the undersigned.
- (3) if the Trustee receives a Competing Bid from a Competing Bidder, then an auction of the Property will be held in Court on May 2, 2022 at 2:00 p.m.
- (4) a hearing to approve the winning bidder as the purchaser of the Property will be held on May 2, 2022, at 2:00 p.m.

If the winning bidder does not consummate the sale transaction in accordance with the terms of the winning purchase and sale agreement, the Trustee is authorized to accept the next highest bid from a Competing Bidder as the back-up bid.

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

George I. Roumeliotis, Chapter 7 Trustee
Roumeliotis Law Group, P.C.
157 Church Street, 19th Floor
New Haven, CT 06510
Tel.: (203) 580-3355
Fax: (888) 851-4304
george@roumeliotislaw.com

Date:

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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:

Roumeliotis Law Group, P.C.
157 Church Street, 19th Floor
New Haven, CT 06510

A true and correct copy of the foregoing document entitled: **NOTICE OF PUBLIC AUCTION OF ESTATE PROPERTY** was served on (date) March 31, 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) March 31, 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:

Robert E. Kaelin, Esq., on behalf of Lord Chamberlain, Inc., rkaelin@murthalaw.com
Timothy M. Pletter, Esq., on behalf of Debtor Janet L. Morgan, pletterbk@gmail.com
Office of the U.S. Trustee, USTPRegion02.nh.ecf@usdoj.gov
George I. Roumeliotis, Esq., trustee@roumeliotislaw.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) March 31, 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:

See attached Exhibit "A", unless otherwise served via NEF (see Section 1, above)..

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) March 31, 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:

Ilana Kuzlik, kuzlikilana@yahoo.com
Mo Savage, mosavage22@gmail.com
Moses Peter, mos.es.a.peter@gmail.com

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.

3/31/2022
Date

Pamela E. Gibbs-Roumeliotis
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.

Gfeller Laurie, LLP
Attention: Managing Partner
977 Farmington Avenue, Suite 200
West Hartford, CT 06107-2146

Kohls Department Store
Attention: President and/or CEO
P.O. Box 3115
Milwaukee, WI 53201-3115

Lord Chamberlain, Inc.
c/o Robert E. Kaelin, Esq.
Murtha Cullina LLP
280 Trumbull Street , 12th Floor
Hartford, CT 06103-5303

Nair & Levin, P.C.
Attention: Mitchell Levine, Esq.
707 Bloomfield Avenue
Bloomfield, CT 06002-2406

NATIONAL CREDIT SYSTEMS
ATTN MELANIE MAYFIELD
3750 NATURALLY FRESH BLVD
ATLANTA GA 30349-2964

The Southern Connecticut Gas
Corporation
Attention: President and/or CEO
60 Marsh Hill Road
Orange, CT 06477-3663

United Illuminating
Attention: President and/or CEO
100 Marsh Hill Road
Orange, CT 06477-3628

Ms. Janet L. Morgan
195 Earl Avenue
Bridgeport, CT 06606-3963

Timothy M. Pletter, Esq.
Ambrogio, Pletter & Associates
3288 Main Street, Suite 201
Stratford, CT 06614-4800

Aquarion Water Company of CT
Attn: President and/or CEO
200 Monroe Turnpike
Monroe, CT 06468

Bridgeport Sewer Dept. (WPCA)
Attn: President and/or CEO
695 Seaview Avenue
Bridgeport, CT 06607

Lord Chamberlain, Inc.
Attn: President and/or CEO
7003 Main Street
Stratford, CT 06614

City of Bridgeport
Attn: Tax Collector
45 Lyon Terrace, #121
Bridgeport, CT 06604

Jay Construction, LLC
Attn: Gedilson Goncalves
49 English Lane
Shelton, CT 06484

Nathaniel Correa
Smart Realty Services Corp.
964 Madison Avenue
Bridgeport, CT 06606

Oswaldo Torres
2190 Madison Avenue
Bridgeport, CT 06606

Nelson Del Castillo
Oval Enterprise LLC
2 Klarides Village Dr, #124
Seymour, CT 06483

HFF Services, LLC
Attn: Managing Member
1229 Avenue Y, Apt. 1B
Brooklyn, NY 11235-4270

Boris Bubb
c/o Vision Real Estate
30 New Britain Avenue
Unionville, CT 06085

Maria Iregui
231 Linwood Avenue
Bridgeport, CT 06604

Nestor Camacho
c/o Keller Williams Realty
126 Monroe Turnpike
Trumbull, CT 06611

Antonio Cardoso
27 May Street
Bridgeport, CT 06606

Samuel Ham
c/o William Raveis Real Estate
47 Riverside Avenue
Westport, CT 06880

Jaime Pereira
23 Rayo Drive
Shelton, CT 06484

Mr. Robert DeLibro
DeLibro Realty Group, LLC
1504 Barnum Avenue
Bridgeport, CT 06610

RES-COM, LLC
Attn: Erin O'Leary, Manager
6 Elm Court
East Haven, CT 06512

Antoinette Develli
c/o Premium Realty
606 North Avenue
Bridgeport, CT 06606

Katina Chiluisa
105 Technology Drive, 1A
Trumbull, CT 06611

Bruce D. Jackson, Esq.
Jackson Law Group CT, LLC
2 Corporate Drive, Suite 238
Shelton, CT 06484

Mikunda Maximillian
9 Bayberry Road
Glastonbury, CT 06033