

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Scott, Michael C. <div style="text-align: right;">Debtor(s).</div>	CASE NO: 23-50177 CHAPTER: 13
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Scott M. Charmoy, Esq., Charmoy & Charmoy, LLC, 1465 Post Road East, Suite 100, Westport, CT 06880, 203-255-8100, fax (203)-255-8101, scottcharmoy@charmoy.com, CT15889 <input checked="" type="checkbox"/> <i>Attorney for:</i> Michael C. Scott <input type="checkbox"/> <i>Individual appearing without attorney</i>	<u>NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY</u> <u>D. CONN. BANKR. L. R. 6004-1(b)</u>
<p style="text-align: center;"><u>INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE</u></p> <ol style="list-style-type: none"> 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 <u>only</u> 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:

Debtor and non-debtor co-owner Charles Scott's interests in 37 Quintard Avenue, Norwalk, CT 06854 (the "Property") as well as the tenant leases for same Property.

Private Sale Information:

Date of Private Sale:	January 31, 2024	Time of Private Sale:	10:00 AM
Location of Private Sale:	Law Office of Brian S. Cantor, 1220 Post Road, Fairfield, CT 06824		

Objection Deadline and Hearing Information:

Last date to file Objections to Private Sale:	January 19, 2024
Hearing Date and Time regarding Private Sale:	January 23, 2024 at 10:00 AM
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.

Terms and conditions of auction/sale, including whether the Proposed Private Sale 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:

Property is being sold to Cecilia FitzPatrick for \$700,000, with no mortgage, inspection or other contingencies. Property being sold "as is." Other terms of the sale are set forth in the copy of the Sales Contract attached as Exhibit A to Debtor's Motion to Sell Property of the Estate filed on January 3, 2024 (ECF 115) (the "Sales Contract"). The Property is not being sold free and clear of liens pursuant to 11 USC §363(f). Persons may submit a higher offer by providing the following to Scott M. Charmoy, Debtor's counsel, at the below email address only, and by 5:00 PM EST on January 19, 2024: a) a signed contract for the purchase of the Property, in exactly the same form as the Sales Contract, for an amount of at least \$710,000.00; and b) proof of good funds for the entire proposed purchase price. Cash funds for the entire purchase price are due at closing, which would occur on January 31, 2024 at 10:00 AM at the Law Office of Brian S. Cantor, 1220 Post Road, Fairfield, CT 06824.

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

Scott M. Charmoy, Esq.
1465 Post Road East, Suite 100
Westport, CT 06880
(203)-255-8100
Fax: (203)-255-8101
email: scottcharmoy@charmoy.com

Date: January 10, 2024

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:

A true and correct copy of the foregoing document entitled **NOTICE OF ORDER GRANTING MOTION FOR PRIVATE 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) January 10, 2024, 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 attached for list of persons served through Court's CM/ECF system.

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) January 10, 2024, 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 for list of persons served by regular mail.

☒ 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.

Date 1/10/24

Printed Name

Scott M. Charmay

Signature

Scott Charmay
/s/ Scott M. Charmay

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.

LIST OF ALL CREDITORS AND PARTIES ENTITLED TO NOTICE

Chase
Attn: Pres. Off. Mgr. or Acct. Rep.
1111 Polaris Parkway
Columbus, OH 43240-2031

JP Morgan Chase Bank, N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane, Floor 01
Monroe, LA 71203-4774

Citibank
Attn: Pres. Off. Mgr. or Acct. Rep.
PO Box 790110
Saint Louis, MO 63179

City of Norwalk
Attn: Tax Collector's Office
125 East Ave.
Norwalk, CT 06851-5702

Depanfilis & Vallerie, LLC
Attn: Joseph DaSilva, Esq.
25 Belden Ave.
Norwalk, CT 06854

Eversource Legal
Attn: Honor Health
107 Selden Rd.
Berlin, CT 06101

Internal Revenue Service
Attn: Centralized Insolvency Operation
P.O. Box 7346
Philadelphia, PA 19101-7346

Korde & Associates P.C.
Attn: Pres. Off. Mgr. or Acct. Rep.
5 Shaw's Cove, Suite 201
New London, CT 06320-4974

South Norwalk Electric and Water
Attn: Pres., Ofc. Mgr., or Acct. Rep.
1 State Street
Norwalk, CT 06854

Specialized Loan Servicing, LLC
Attn: Pres. Off. Mgr. or Acct. Rep.
PO Box 60535
City Industry, CA 91716-0535

TaxServ, LLC
Attn: Pres. Off. Mgr. or Acct. Rep.
25 Prescott Street, 2nd Floor
West Hartford, CT 06110-2334

T-Mobile/T-Mobile USA Inc.
by American InfoSource as Agent
Attn: Pres. Off. Mgr. or Acct. Rep.
4515 N Santa Fe Ave.
Oklahoma City, OK 73118

Luz Henao
37 Quintard Avenue
Norwalk, CT 06854

Manuel Rivera
37 Quintard Avenue
Norwalk, CT 06854

Beatriz Torres
37 Quintard Avenue
Norwalk, CT 06854

Marcel Torres
37 Quintard Avenue
Norwalk, CT 06854

Robert Nicola, Esq.
Owens, Schine & Nicola, PC
799 Silver Lane
Trumbull, CT 06611
Also by Email at: rjn@osn-pc.com

Debtor:
Michael C. Scott
41 Quintard Avenue
Norwalk, CT 06854

PARTIES WHO RECEIVE ELECTRONIC NOTICE

Office of The United States Trustee
150 Court St.
Room 302
New Haven, CT 06510

Roberta Napolitano, Esq. Trustee
10 Columbus Blvd.
Hartford CT 06106

Sara Buchanan, Esq.
Brock & Scott, PLLC
825 Forrestgate Drive
Winston Salem, NC 27103
For Creditors: Wells Fargo Bank, N.A,
US Bank Trust National Association, Not
In Its Individual Capacity But Solely As
Owner Trustee For VRMTG Asset Trust &
New Rez LLC DBA Shellpoint Mortgage
Servicer as Servicer for US Bank Trust
National Association, Not In Its Individual
Capacity But Solely As Owner Trustee For
VRMTG Asset Trust Together et al

Linda St. Pierre, Esq.
McCalla Raymer Leibert Pierce, LLC
50 Weston Street
Hartford, CT 06120
For Creditor: US Bank Trust National
Association, Not In Its Individual Capacity But
Solely As Owner Trustee For VRMTG Asset
Trust

Jennifer L Joubert, Esq.
Marinosci Law Group, P.C.
275 West Natick Road, #500
Warwick, RI 02886
For Creditor The Bank of New York
Mellon et al

Lawson Williams III, Esq.
Brock & Scott, PLLC
1080 Main Street, Suite 200
Pawtucket, RI 02860
For Creditors: Wells Fargo Bank, N.A.
US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust & New Rez
LLC DBA Shellpoint Mortgage Servicer as
Servicer For US Bank Trust National
Association, Not In Its Individual Capacity But
Solely As Owner Trustee For VRMTG Asset
Trust Together et al

Maria A. Santos, Esq.
Assistant Attorney General
165 Capitol Avenue
Hartford, CT 06106
For Creditor State of Connecticut,
Department of Revenue Services