

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Kevin P. Havey <div style="text-align: right;">Debtor(s).</div>	CASE NO: 23-50528 CHAPTER: 7
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: George I. Roumeliotis, Ch. 7 Trustee, CT17532 157 Church Street, 19th Fl., New Haven, CT 06510 Tel. 203-580-3355, Fax 888-851-4304 george@roumeliotislaw.com <input checked="" type="checkbox"/> <i>Attorney for:</i> Ch. 7 Trustee (in his capacity as such) <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 <i>only</i> 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:

One-half interest in the parcel of real estate located at 53 Wooster Street, Bethel, Connecticut, consisting of land and a residence which is more particularly described in the Deed recorded in Volume 791, Page 582 in the Bethel Land Records ("Property"). The owner of the other half interest is Paul Caso. Paul Caso's interest is not being sold. Further, the Debtor's half interest is being sold subject to all liens and encumbrances.

Private Sale Information:

Date of Private Sale: On or after July 15, 2025 Time of Private Sale: At or after 10:00 a.m.

Location of Private Sale: At either the office of the Trustee or the office for buyer's counsel. In the event of objections or counteroffers, a hearing will be held at the U.S. Bankruptcy Court, 915 Lafayette Blvd, Bridgeport, CT 06604, at the date/time noted below.

Objection Deadline and Hearing Information:

Last date to file Objections^{or Counteroffers} to Private Sale: July 9, 2025

Hearing Date and Time regarding Private Sale: July 15, 2025 at 10:00 a.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.

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:

As noted above, the sale of the estate's one-half interest in the Property shall be subject to all liens and encumbrances. Further, the minimum counteroffer shall be \$75,000, shall be in writing, must be accompanied by a deposit in the amount of \$7,500 (made payable to "Bankruptcy Estate of Kevin Havey") and also must be accompanied by a Purchase and Sale Agreement substantially in the form of the Agreement attached to the Motion for Authority to Sell Estate's One-Half Interest in Real Estate Located at 53 Wooster Street, Bethel, Connecticut, Subject to All Liens and Encumbrances and to Establish Bidding Procedures. The foregoing must be provided to the Trustee no later than the Deadline for submitting Objections noted above.

A copy of said Motion with attached Purchase and Sale Agreement, along with a blank form Purchase and Sale Agreement that can be used by parties submitting counteroffers, shall be provided to said interested parties upon request to the Trustee. In the event of one or more timely filed Counteroffers conforming to the requirements described herein, the Court shall conduct an auction (either by sealed bids or by taking bids at an open auction) at the Bankruptcy Court, 915 Lafayette Blvd., Bridgeport, CT 06604 at the date and time noted above under Hearing Information. The winning bidder shall be announced at that time, as well as the identity of the second highest bidder who shall become the backup bidder in the event that the highest bidder does not close.

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
email: george@roumeliotislaw.com

Date: June 13, 2025

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:

c/o 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 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) June 13, 2025, 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 Exhibit "A".

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) June 13, 2025, 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 "B".

☒ 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) June 13, 2025, 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:

None.

☐ 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.

June 13, 2025
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.

Exhibit "A"

Andrew G. Balbus on behalf of Debtor Kevin Patrick Havey, at abalbus@balbuslaw.com

Louis J. Dagostine on behalf of Webster Bank, N.A., at ldagostine@cd-llp.com

George I. Roumeliotis, Ch. 7 Trustee, at trustee@roumeliotislaw.com

Linda St. Pierre on behalf of Wells Fargo Bank, N.A., at linda.st.pierre@mccalla.com

U.S. Trustee c/o Steven Mackey at USTPRegion02.NH.ECF@USDOL.GOV

Exhibit "B"

Webster Bank, N.A.
Attn: CEO, President or Owner
200 Executive Blvd.
Southington, CT 06489-1042

American Adjustment Bureau
Attn: President/CEO
P O Box 2758
Waterbury, CT 06723-2758

American Adjustment Bureau
PO Box 150447
Attn: President/CEO
Hartford, CT 06115-0447

Attorney General of the United States
US Dept. of Justice
Attn: Atty General Pamela Bondi
PO Box 683, Ben Franklin Station
Washington, DC 20044-0683

BENDETT & MCHUGH P C
ATTN BENJAMIN T STASKIEWICZ
270 FARMINGTON AVENUE SUITE 151
FARMINGTON CT 06032-1926

BROCK & SCOTT PLLC
Attn: CEO, President or Owner
6701 CARMEL ROAD SUITE 315
CHARLOTTE NC 28226-4035

Connecticut Dept. of Revenue Services
Attn: Collections Unit-Bankruptcy Team
450 COLUMBUS BLVD STE 1
HARTFORD CT 06103-1837

Ciulla & Donofrio LLP
127 Washington Ave
Attn: Jeffrey Donofrio, Esq.
North Haven, CT 06473-1742

Cohen & Wolf
158 Deer Hill Ave
Attn: Jason Bucksbaum, Esq.
Danbury, CT 06810-7798

Collins Hannafin P.C.
148 Deer Hill Avenue
Attn: Gregg Braunheisen, Esq.
Danbury, CT 06810-7727

Collins Hannafin P.C.
148 Deer Hill Avenue
Attn: John Bowser, Esq.
Danbury, CT 06810-7727

Cramer & Anderson
30 Main Street; Ste 204
Attn: Joseph P. Mortelliti, Esq.
Danbury, CT 06810-3005

CREDIT CENTER LLC
Attn: CEO, President or Owner
7 FINANCE DRIVE
DANBURY CT 06810-4162

Danbury Hospital/Nuvance
Attn: President/CEO
100 Reserve Avenue
Danbury, CT 06810-5267

Danbury Hospital/Nuvance
Attn: Accts Receivable
24 Hospital Avenue
Danbury, CT 06810-6077

Danbury Radiological Assoc
Attn: Accts Receivable
PO Box 986500; Dept. 1570
Boston, MA 02298-6500

EZ Pass
Attn: Accts. Receivable
PO Box 15185
Albany, NY 12212-5185

Evans & Lewis
Attn: Douglas Lewis, Esq.
93 Greenwood Avenue
Bethel, CT 06801-2536

Internal Revenue Service
Attn: Centralized Insolvency Operation
PO Box 7346
Philadelphia, PA 19101-7346

Kathleen Havey
c/o Jason Bucksbaum, Esq.
Cohen & Wolf
158 Deer Hill Ave
Danbury, CT 06810-7798

Lawrence J. Mix, Esq.
PO Box 65
Attn: Lawrence J. Mix, Esq.
Hawleyville, CT 06440-0065

Miry Brook Materials LLC
80 Wooster Street
Attn: President/CEO
Bethel, CT 06801-1830

Ocwen Loan Servicing, LLC
1661 Worthington Rd, Ste 100
Attn: President/CEO
West Palm Beach, FL 33409-6493

Mr. Paul Caso
80 Wooster Street
Bethel, CT 06801-1830

Paul S. Caso
c/o Douglas Lewis, Esq./Evans & Lewis
93 Greenwood Avenue
Bethel, CT 06801-2536

Quality First HVAC
Attn: A/R Dept.
302 South Main Street
Newtown, CT 06470-2781

Shellpoint Mortgage Servicing
PO Box 10826
Attn: President/CEO
Greenville, SC 29603-0826

Shellpoint, div of NewRez
PO Box 619063
Attn: President/CEO
Dallas, TX 75261-9063

TD Auto Finance
PO Box 100295
Attn: President/CEO
Columbia, SC 29202-3295

TD Auto Finance
PO Box 9223
Attn: President/CEO
Farmington Hills, MI 48333-9223

Holley Claiborn, Esq.
Office of the U.S. Trustee
Giaino Federal Building
150 Court Street, Room 302
New Haven, CT 06510-2022

US Small Business Admin
409 3rd St. SW; 2nd floor
Attn: Bankruptcy Filings
Washington, DC 20416-0005

Webster Bank
Attn: L. Dagostine or Donofrio
Cuilla & Donofrio, LLP
127 Washington Avenue
North Haven, CT 06473-1742

Andrew G. Balbus, Esq.
Balbus Law Firm
108 Mill Plain Road, Suite 200
Danbury, CT 06811-1508

U S ATTORNEY'S OFFICE
ATTN LAUREN M NASH, ESQ.
CONNECTICUT FINANCIAL CENTER
157 CHURCH STREET
NEW HAVEN CT 06510-2100

VISA/ Waterbury Teachers FCU
PO Box 4521
Attn: President/CEO
Carol Stream, IL 60197-4521

Wells Fargo Bank
c/o PHH Mortgage Corp
Attn: President/CEO
One Mortgage Way
Mount Laurel, NJ 08054-4637

George I. Roumeliotis, Esq.
Roumeliotis Law Group, P.C.
157 Church Street, 19th Floor
New Haven, CT 06510-2100

US Attorney General
U.S. Department of Justice
Attn: Pamela Bondi, Esq.
950 Pennsylvania Avenue, NW
Washington, DC 20530-0001

Waterbury Teachers FCU
PO Box 2121
Attn: President/CEO
Waterbury, CT 06722-2121

Mr. William J. Caso
c/o Douglas Lewis, Esq.
Evans & Lewis
93 Greenwood Avenue
Bethel, CT 06801-2536

Mr. Kevin Patrick Havey
3 Grandview Terrace
Bethel, CT 06801-2312