

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: John A. Rossini <p align="right">Debtor(s).</p>	CASE NO: 19-50981 CHAPTER: 13
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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Douglas J. Lewis, Esq., Evans & Lewis, LLC 93 Greenwood Avenue, Bethel, CT 06801 P: (203) 743-7944 F: (203) 797-9921 CT01079; Email: lewisdouglas74@yahoo.com <input checked="" type="checkbox"/> <i>Attorney for:</i> Debtor/John. A. Rossini <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(b)</u></p>
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INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE

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 *only* 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:

25 Linda Lane, New Fairfield, CT 06812
 Undeveloped lot on residential street.
 For legal description, see attached.

Private Sale Information:

Date of Private Sale:	June 9, 2023	Time of Private Sale:	12:00 P.M.
Location of Private Sale:	Evans & Lewis, LLC, 93 Greenwood Avenue, Bethel, CT 06801		

Objection Deadline and Hearing Information:

Last date to file Objections to Private Sale:	June 2, 2023
Hearing Date and Time regarding Private Sale:	June 6, 2023 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:

Property is an underdeveloped parcel of land, located in New Fairfield, CT. Sale subject to a satisfactory title search performed at the Buyer's expense. Seller to take back a purchase money first mortgage in the amount of \$50,000.00, which shall have a term of three (3) years, and shall be at the rate of 8.9 % per annum.

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

Douglas J. Lewis, Esq.
Evans & Lewis, LLC
93 Greenwood Avenue, Bethel, CT 06801
P: (203) 743-7944 F: (203) 797-9921
Email: lewisdouglas74@yahoo.com

Date: May 11, 2023

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:

93 Greenwood Avenue, Bethel, CT 06801

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) _____, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) May 11, 2023 _____, 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.

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.


May 11, 2023

Date

Douglas J. Lewis

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 AS

All those certain pieces or parcels of land, situated in the Town of New Fairfield, County of Fairfield and State of Connecticut being known and designated as Lots Numbered 79 and 82 as shown and delineated on a certain map entitle, "Candlewood Hills New Fairfield, Conn. Erich V. Triegel Scale a"-100' Revised April, 1950" which map is on file in the office of the Town Clerk of the Town of New Fairfield by the Map Numbered 293 reference thereto being hereby had.

EXCEPTING THEREFROM the North Portion of Lot Number 79 which was conveyed by Chesley J. Curry and Norma Curry to Charles E. Pettee by Warranty Deed dated October 6, 1978 and recorded in the New Fairfield Notw Clerk's office.

TOGETHER WITH an easement appurtenant to the balance of the Southerly portion of Lot Number 79 and Lot Number 82 of access to and from Linda Lane for one single family dwelling as fully set forth and reserved in a certain Warranty Deed from Chesley J. Curry and Norma Curry to Charles E. Pettee dated October 6, 1978 and recorded in Volume 133 at Page 554 of the New Fairfield Land Records, reference being had to Map Numbered 1962 on file in the New Fairfield Town Clerk's office. Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulations or public or private law, including but not limited to zoning and planning rules and regulations of the Town of New Fairfield.
2. Taxes to the Town of New Fairfield on the List of October 1, hereinafter becoming due and payable.
3. Taxes becoming due and payable to the Candlewood Hills Tax District.

UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT

IN RE:	:	CHAPTER 13
	:	
JOHN A. ROSSINI,	:	CASE NO. 19-50981 jam
	:	
DEBTOR	:	MAY 11, 2023
	:	

CERTIFICATION OF SERVICE

The undersigned hereby certifies that on the 11th day of May, 2023, in accordance with applicable law, I served the following documents upon the entities listed below (constituting all entities entitled to notice):

1. A copy of the "Notice of Order Granting Motion For Private Sale of Estate Property" Local Form CTB-LF238.B1

as follows:

John A. Rossini, Debtor
16 Benson Road
Bethel, CT 06801

Roberta Napolitano, Esq., Trustee
rnapolitano@ch13rn.com

Office of U.S. Trustee
ustpregional102.nh.ecf@usdoj.gov

American Express Bank, FSB
ATTN: President
P.O. Box 981537
El Paso, TX 79998

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

ARS National Services, Inc.
ATTN: President

P.O. Box 463023
Escondido, CA 92046-3023

Arvest Central Mortgage Co.

ATTN: President
801 John Barrow Road, Suite 1
Little Rock, AR 72205

Arvest Central Mortgage Company

801 John Barrow, Suite 1
Little Rock, AR 72205

Atty. General of the U.S.

U.S. Dept. of Justice
950 Pennsylvania Avenue, NW
Washington, DC 20530-0001

Bank of America

ATTN: President
4909 Savarese Circle
FL. 1
Tampa, FL 33634

Bank of America, N.A.

c-o David Shaw Esq.
Marinosci Law Group, P.C.
132 Main Street, Suite 2B
Southington, CT 06489

Bank of America, N.A.

P.O. Box 31785
Tampa, FL 33631-3785

Bank of America, N.A.

c-o Sara M. Buchanan, Esq.
Bendett & McHugh, P.C.
270 Farmington Avenue, Suite 171
Farmington, CT 06032

Bayview Loan Servicing LLC

c-o Claudia M. Sklar, Esq. of
O'Connell, Attmore & Morris, LLC
280 Trumbull Street, 23rd Floor
Hartford, CT 06103-3598

Bayview Loan Servicing, LLC

ATTN: President
4425 Ponce de Leon Blvd.
Miami, FL 33146

Bethel Veterinary Hospital

ATTN: President
25A Turkey Plain Road
Bethel, CT 06801

Brookfield Plumbing & Heating,

ATTN: President
994 Federal Road, Unit #4
Brookfield, CT 06804

Bureaus Investment Group Portfolio No 15 LLC

c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk VA 23541

Capital One, N.A.

ATTN: President
P.O. Box 30281
Salt Lake City, UT 84130-0281

Chase

ATTN: President
Cardmember Service
P.O. Box 15298
Wilmington, DE 19850

Citicards CBNA

ATTN: President
P.O. Box 6241
701 E. 60th St. N.
Sioux Falls, SD 57104

Collins Hannafin

ATTN: Partner
148 Deer Hill Avenue
Danbury, CT 06810

Department of the Treasury

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19104-7346

Discover Bank

Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

Discover Financial Serv., LLC

ATTN: President
P.O. Box 15316
Wilmington, DE 19850

District Counsel for the IRS

Commerce Center One
3333 East River Dr., Suite 200
Hartford, CT 06106

Emergency Phys. of CT

ATTN: President
Akron Billing Center
3585 Ridge Park Dr.
Akron, OH 44333-8203

Fairfield County Bank

ATTN: President
150 Danbury Road
Ridgefield, CT 06877

GC Servides Limited Partnershi

ATTN: President
6330 Gulton
Houston, TX 77081

Harrybrooke Park Condo. Assn.,

ATTN: President
c/o REI Property & Asset
2A Ives Street
Danbury, CT 06810

JPMorgan Chase Bank, N.A.

s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz & Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Marinosci Law Group, P.C.
ATTN: Chad A. Morrone, Esq.
275 West Natick Road, Ste. 500
Warwick, RI 02886

Midland Credit Management, Inc.
PO Box 2037
Warren, MI 48090

Nationwide Credit, Inc.
ATTN: President
P.O. Box 14581
Des Moines, IA 50306-3581

Nationwide Insurance
ATTN: President
c/o C.C.S
75 Canton St.
Norwood, MA 02062

Norbert E. Mitchell Co., Inc.
ATTN: President
7 Federal Road
P.O. Box 186
Danbury, CT 06813-0186

O'Connell, Attmore & Morris, L
ATTN: President
280 Trumbull Street
23rd Floor
Hartford, CT 06103-3598

Pender County Tax Collections
Attn: President/Manager
P O Box 1047
Burgaw, NC 28425

Pender County Tax Collector

ATTN: Tax Collector
P.O. Box 100757
Atlanta, GA 30384-0757

Portfolio Recovery Associates, LLC

POB 41067
Norfolk VA 23541

Pumpkin Hill Condo. Assn., Inc

ATTN: President
c/o CT Business Services
17 South Main Street
New Milford, CT 06776

Pumpkin Hill Condo. Assn., Inc

c-o Gregg A. Brauneisen
Collins Hannafin, P.C.
148 Deer Hill Avenue
Danbury, CT 06810

Synchrony Bank

c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541

Synchrony Bank

ATTN: President
P.O. Box 965005
Orlando, FL 32896-5005

The Bureaus

ATTN: President
650 Dundee Road
Suite 370
Northbrook, IL 60062

United States Attorney

ATTN: Civil Process Clerk
157 Church Street, 25th Fl.
New Haven, CT 06510

Virginia Creek Forest
Homeowners Assoc., Inc.
ATTN: President
P.O. Box 2444
Holly Ridge, NC 28445

Virginia Creek Forest Home Owner Association
P O Box 2444
Surf City, NC 28445

Webster Bank
ATTN: President
200 Executive Blvd. S.
Southington, CT 06489

Western Conn. Med. Group, P.C.
ATTN: President
18 Great Plain Road
Danbury, CT 06810

Westlake Financial Services
ATTN: President
4751 Wilshire Blvd., Suite 100
Los Angeles, CA 90010-3838

/s/ Douglas J. Lewis
Douglas J. Lewis
Evans & Lewis
93 Greenwood Ave.
Bethel, CT 06801
lewisdouglas74@yahoo.com
(203) 743-7644