

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: JERROME TAMAAN BLACKMAN Debtor(s).	CASE NO: 20-31284 CHAPTER: 7
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Kara S. Rescia, CT18001 Paige M. Vaillancourt CT30742 Rescia Law, PC 5104A Bigelow Commons, Enfield, CT 06082 Email: kara@ctmalaw.com; paige@ctmalaw.com Tel: 860-452-0052 Fax: 888-970-8388 <input checked="" type="checkbox"/> <i>Attorney for:</i> Kara S. Rescia, Trustee <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF PROPOSED PRIVATE SALE OF ESTATE PROPERTY</u></p>
<p><u>NOTE:</u> This form shall be completed in accordance with D. Conn. Bankr. L. R. 6004-1(a).</p>	

Description of property to be sold:

Both the interest of the Bankruptcy Estate and the co-owner in certain non-residential real estate, consisting of a commercial garage unit, specifically 35 Corporate Ridge Road, Unit 8, Hamden, Connecticut 06514, in which the Debtor owns a one-half interest (the "Property").

Proposed Private Sale Information:

Date of Proposed Private Sale: December 1, 2021 Time of Proposed Private Sale: 10:00 a.m.

Location of Proposed Private Sale: Law Office of Lars Edeen, Jr., Esq., located at 171 Center Street, Wallingford, Connecticut 06492.

Objection Deadline and Hearing Information:

*Last date to file Objections to Proposed Private Sale: <u>11/29/2021 @ 4:00 p.m.</u>	* Hearing when objection filed: A hearing on any objection to the Notice of Proposed Private Sale shall be held on the Hearing Date and Time listed in this Notice.
*Hearing Date and Time to approve Proposed Private Sale: <u>11/30/2021</u> at <u>2:00 p.m.</u>	* Hearing when no objection filed: If no objection to the Notice of Proposed Sale is filed, the Court may require that a hearing on the Notice of Proposed Sale be held on the Hearing Date and Time listed in this Notice. <u>See Local Rules of Bankruptcy Procedure, Appendix M.</u> 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 Private Sale will be held on the Hearing Date and Time listed in this Notice.

NOTE: Before 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

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 private sale price:

Terms and conditions of proposed private sale:

The Property is being sold free and clear of all liens and subject to certain encumbrances more particularly described in the Warranty Deed dated November 15, 2011 and recorded on November 16, 2011 on the Town of Hamden Land Records in Volume 03860 at Page 24, attached as Exhibit "A" to the sale motion.

Overbid procedure (if any):

Trustee will solicit any higher offers for the Property in the amount of \$80,000.00 or more, to be accompanied by a deposit of at least \$6,000.00. Any objections or higher and better offers to this private sale must be filed with the Clerk of the United States Bankruptcy Court, 157 Church Street, New Haven, Connecticut 06510, on or before the deadline set forth in this Notice of Proposed Private Sale of Estate Property with a copy to the Chapter 7 Trustee, Kara S. Rescia, Esq., Rescia Law P.C., 5104A Bigelow Commons, Enfield, Connecticut 06082, or by email: kara@ctmalaw.com, and to the co-owner Felicia Blackman 123 Hightop Circle, Hamden, Connecticut 06514, and to the Buyer John Gazerwitz, 12 Fowler Lane, Middlefield, Connecticut 06455, and to the Buyer's Attorney, Lars Edeen, Esq., with offices located at 171 Center Street, Wallingford, Connecticut 06492.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
United States Bankruptcy Court, 157 Church Street, 18th Floor, New Haven, CT 06510 on November 30, 2021 at 2:00 p.m. remotely via ZoomGov.

Sale Date: **December 1, 2021**

Time: **10:00 a.m.**

If you will be participating in the above scheduled hearing on November 30, 2021, at least THREE business days before the scheduled hearing, you must contact the Clerk's Office for instructions to connect to the ZoomGov remote hearing by sending an email to the following court email address: [CalendarConnect NH@ctb.uscourts.gov](mailto:CalendarConnectNH@ctb.uscourts.gov). If you do not have an email address, you may call the Clerk's Office at (203)773-2009 for the instructions.

PUBLIC ACCESS TO REMOTE HEARING-LISTEN ONLY: If you are not a Remote Hearing Participant but would like to listen to the hearing, please use the court hearing conference line at 1-877-873-8017 and input the Access Code 9295115 when prompted.

Contact person for proposed private sale (include name, address, telephone, fax and/or email address):

Chapter 7 Trustee, Kara S. Rescia, Esq.,
Rescia Law P.C., 5104A Bigelow Commons, Enfield,
Connecticut 06082
or by email: kara@ctmalaw.com, paige@ctmalaw.com
Tel: 860-452-0052; Fax 888-970-8388

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:

Rescia Law, P.C. 5104A Bigelow Commons, Enfield, CT 06082

A true and correct copy of the foregoing document entitled: **NOTICE OF PROPOSED PRIVATE SALE OF ESTATE PROPERTY** was served on (date) **October 27, 2021** 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) October 27, 2021, 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:

Please see Exhibit "A" attached hereto and made a part hereof.

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) October 27, 2021, 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:

Please see Exhibit "B" attached hereto and made a part hereof.

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) October 27, 2021, 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:

Please see Exhibit "C" attached hereto and made a part hereof.

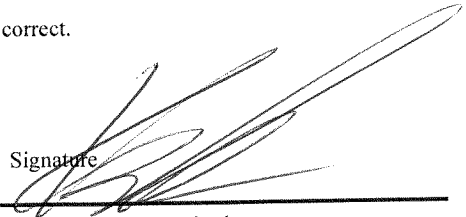
Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 27, 2021
Date

Kara S. Rescia
Printed Name

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.

EXHIBIT "A"

Notice will be electronically mailed by the Court via Notice of Electronic Filing (NEF:

David A. Lavenburg on behalf of Creditor People's United Bank, N.A.
dlavenburg@baconwilson.com

Amir Mian on behalf of Debtor Jerrome Tamaan Blackman
amian@recoverylawgroup.com

Kara S. Rescia
court@ctmalaw.com, CT23@ecfbis.com; jenn@ctmalaw.com

Kara S. Rescia on behalf of Trustee Kara S. Rescia
court@ctmalaw.com, CT23@ecfbis.com; jenn@ctmalaw.com

U. S. Trustee
USTPRegion02.NH.ECF@USDOJ.GOV

Synchrony Bank, c/o PRA Receivables Management, LLC
gecsedi@recoverycorp.com

EXHIBIT "B"
Service by U.S. Postal Mail

Buyer

John Gazerwitz
12 Fowler Lane
Middlefield, CT 06455

AF Peck, Inc.
Attn: Allan Peck
35 Corporate Ridge Road
Hamden, CT 06514

Troy's Toy Box Custom Automotive
Attn: Troy Clark
35 Corporate Ridge Road
Hamden, CT 06514

Capital One
Attn: Bankruptcy
Po Box 30285
Salt Lake City, UT 84130

Capital One Bank (USA), N.A.
Attn: Bankruptcy
15000 Capital One Dr.
Henrico, VA 23238

Chase Card Services
Attn: Bankruptcy
Po Box 15298
Wilmington, DE 19850

Comcast
Attn: Bankruptcy
PO Box 70219
Philadelphia, PA 19176

Corporate Ridge Association
c/o First Place Management
PO Box 609
West Haven, CT 06516

Corporate Ridge Association
Attn: Charles J. Mantiglia, III, President
15 Corporate Ridge Road, Unit 11
Hamden, CT 06514

ECMC Group
Attn: Bankruptcy
111 Washington Ave South, Ste 1400
Minneapolis, MN 55401

IC System, Inc.
Attn: Bankruptcy
Po Box 64378
St. Paul, MN 55164

Kinecta Federal Credit Union
Attn: Bankruptcy Dept.
P.O. Box 10003
Manhattan Beach, CA 90266

Law Offices Howard Lee Schiff
PO Box 280245
East Hartford, CT 06108

London & London
48 Christian Lane
Newington, CT 06111

Melillo Motors
2015 Whitney Ave
North Haven, CT 06473

Midland Funding LLC
Attn: Bankruptcy
Po Box 939069
San Diego, CA 92193

Midland Funding LLC
Attn: President/CEO
2365 Northside Drive, Suite300
San Diego, CA 92108

Midland Funding, LLC
Attn: Bankruptcy
2365 Northside Dr., Suite 300
San Diego, CA 92108

People's United Bank, N.A.
Attn: President/CEO
850 Main Street
Bridgeport, CT 06604

People's Bank
Attn: President/CEO
2225 Asylum Street
Goodwin Square, 22nd Floor
Hartford, CT 06103

Portfolio Recovery
Attn: President/CEO
120 Corporate Blvd
Norfolk, VA 23502

Portfolio Recovery Associates, LLC
Attn: President/CEO
140 Corporate Boulevard
Norfolk, VA 23502

Portfolio Recovery Associates
Attn: President/CEO
120 Corporate Ave.
Norfolk, VA 23502

Raymour & Flanigan
Attn: Bankruptcy
Po Box 130
Liverpool, NY 13088

Southern Connecticut Gas
Attn: President/CEO
PO Box 847819
Boston, MA 02284

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

The Bureaus Inc.
Attn: Bankruptcy
650 Dundee Rd, Suite 370
Northbrook, IL 60062

Town of Hamden
Office of the Town Attorney
Hamden Government Center
Attn: Sue Gruen, Esq.
2750 Dixwell Ave.
Hamden, CT 06518

United Illuminating Company
Attn: President/CEO
PO Box 9230
Chelsea, MA 02150

Webster Bank
Attn: President/CEO
200 Executive Blvd S
Southington, CT 06489

EXHIBIT "C"

Service by Personal Delivery, Overnight Mail, Facsimile Transmission or Email:

Counsel to Buyer

Lars Edeen, Esq.
171 Center Street
Wallingford, CT 06492
lars@lawyerlars.com
mandi@LawyerLars.com

Ed Sutton
Keller Williams, Miale Team
29 South Main Street
West Hartford, CT 06107
edsutton@kw.com

First Place Management, LLC
375 Morgan Lane, #107
West Haven, CT 06516
admin@firstplacemgmt.com

Rodney Gagnon: rod@acornfundinggroup.com

Omar Kanaan: omar@cashforinterests.com

Sammy Ahdoot: sammyahdoot@aoptonline.net

Martin Granoff: mgranoff55@cs.com

John Marshall: jmarshall@jmpartnersllc.com

Eric Scharaga: eric@damencapital.com

Michael Taylor: mtaylor@cedarcrestcapital.com

Steven J. Mitnick: smitnick@sm-lawpc.com

Mark J. Kadis: Majoka1@hotmail.com

Denise Fava: denise@slfaqlc.com