

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT
HARTFORD DIVISION**

<hr/>)	CASE NO.	18-20833 (JJT)
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THERESA A. ROGERS,)		
DEBTOR.)	CHAPTER	7
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ANTHONY S. NOVAK, TRUSTEE,)	ADV. PRO. NO.	19-02018 (JJT)
PLAINTIFF)		
)		
V.)	RE: ECF NOS.	1, 7, 24, 29, 43
)		66, 67
STANLEY J. ROGERS, JR.,)		
DEFENDANTS.)		
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JUDGMENT

A Complaint was filed by the Plaintiff, Anthony S. Novak, the Chapter 7 Trustee for the Estates of Theresa A. Rogers, in the above captioned Adversary Proceeding. A consolidated Trial was held on the Operative Complaint as to the Defendant, Stanley Rogers, Jr. regarding an alleged fraudulent transfer of certain real property located at 29 Yale Street, West Hartford, Connecticut (the "Property") and on the Trustee's Objection to Claim 13-1 (Case No. 18-20833, ECF No. 31), which was filed by the Defendant in the above referenced Main Case. The Court has issued its Post-Trial Memorandum of Decision, dated January 5, 2021, at ECF No. 90, and in accordance therewith, it is hereby

ORDERED: Judgment shall enter in favor of the Defendant and against the Plaintiff as to Count I of the Operative Complaint alleging Actual Fraudulent Transfer under 11 U.S.C. § 548(a)(1)(A); and it is further

ORDERED: Judgment shall enter in favor of the Plaintiff and against the Defendant as to Count III of the Operative Complaint alleging Constructive Fraudulent Transfer under 11 U.S.C. § 548(a)(1)(B). The Transfer is avoided under 11 U.S.C. § 548(a)(1)(B), is recoverable under 11 U.S.C. § 550 and is preserved under 11 U.S.C. § 551.

ORDERED: The Trustee is awarded money damages in the amount of \$54,000, in addition to pre-judgment interest at the rate of 5.5%, as well as post-judgment interest in accordance with the prevailing federal judgment interest rate; and it is further

ORDERED: In the event the money damages are paid to the Trustee within 90 days from the date of the entry of this Judgment, the Judgment shall be deemed satisfied; and it is further

ORDERED: In the event that the Judgment remains unsatisfied at the end of that 90-day period, the Defendant shall, with all deliberate speed, convey the transferred interest in the Property to the Trustee in satisfaction of the Judgment. The Trustee shall deliver a form of quitclaim deed to the Defendant and his counsel within 30 days hereof so as to assure a good title transfer to the bankruptcy Estate; and it is further

ORDERED: The Defendant, the Debtor or their agents are hereby restrained, prohibited and enjoined from any alteration, modification, disposition, mortgaging or encumbering of the Property until further order of the Court; and it is further

ORDERED: In the event that the Defendant is able to obtain a mortgage on the Property to resolve this matter within the 90-day period proscribed above, the Defendant may move for expedited relief from this Order of Judgment so as to close on the transaction and pay over the proceeds in satisfaction of the Judgment; and it is further

ORDERED: With all deliberate speed, the Trustee shall file a copy of this Judgment upon the Land Records of the Town of West Hartford, Connecticut.

IT IS SO ORDERED at Hartford, Connecticut this 5th day of January 2021.

James J. Tancredi
United States Bankruptcy Judge
District of Connecticut

