

DOCKET NO: FSTCV176032683S

SUPERIOR COURT

WELLS FARGO BANK,N.A.
V.
RICHARD, ERIC P Et AlJUDICIAL DISTRICT OF STAMFORD
AT STAMFORD

3/17/2020

ORDER

ORDER REGARDING:

03/16/2020 174.00 MOTION TO OPEN JUDGMENT AND EXTEND THE SALE DATE

The foregoing, having been considered by the Court, is hereby:

ORDER: GRANTED

The foreclosure by sale ordered in this matter and scheduled for March 21, 2020 is being re-scheduled to prevent a potential gathering of individuals at the auction site.

Accordingly, the Court is opening the judgment sua sponte solely for the purposes of setting a new sale date of May 16, 2020.

It is further ordered that no new appraisal is required for the new sale date and the requirement that the sale be advertised by legal notice in a newspaper is hereby dispensed with. Advertising of the new sale shall only occur on the Judicial Branch's Foreclosure Listing website. The Committee shall remove the foreclosure sign from the premises and inform any potential bidders that the sale has been rescheduled. The Committee is not required to appear at the premises at the date and time of the sale.

Notice of Judgment of Foreclosure by Sale (as opened and modified)

Property Address: 123 Old Belden Hill Road, Apt 27, Norwalk, CT 06850

The Committee is ordered to upload pictures of the property on the Judicial website.

Judgment of Foreclosure by Sale is hereby entered as follows:

Debt: \$432,924.64

Attorney Fees: \$27,547.00

Total: \$460,471.64

Appraisal Fee:

Title Search Fee:

Fair Market Value: \$320,000.00

The Sale Date is: Saturday, May 16, 2020

Terms of the Sale: 12:00 noon on the premises.

Deposit Amount: \$32,000.00 Deposit to be paid by bank or certified check only.

Committee Appointed: MICHAEL C JACHIMCZYK, 706 BEDFORD STREET, P. O. BOX 2442, STAMFORD, CT 06906

Ordered in accordance with the Statewide Standing Orders(JD-CV-79) and Uniform Procedures for Foreclosure by Sale Matters(JD-CV-81). Except as modified herein.

Independent Appraiser: Louis Buccini, Style Appraisal Services, P.O. Box 120611, East Haven, CT 06512

Return of Appraisal by: no new appraisal

Deposit not required if Plaintiff is the successful bidder. The Plaintiff may submit a bid via fax.

No fees or expenses prior to: Wednesday, April 01, 2020

Ad to be posted on Judicial Website.

Plaintiff's Atty: MCCALLA RAYMER LEIBERT PIERCE LLC 50 WESTON STREET HARTFORD

CT 06120

Copies sent Tuesday, March 17, 2020 to:

MCCALLA RAYMER LEIBERT PIERCE LLC; BENJAMIN GOLD & TROYB P.C.; ERIC P RICHARD; JENNIFER A. COOMBS-RICHARD A/K/A COOMBS-RICHARD A/K/A JENNIFER A. COOMBS;MICHAEL C JACHIMCZYK,(committee);Louis Buccini(appraiser)

Judicial Notice (JDNO) was sent regarding this order.

431197

Judge: ROBERT LOUIS GENUARIO

Processed by: Amy Melashvili

This document may be signed or verified electronically and has the same validity and status as a document with a physical (pen-to-paper) signature. For more information, see Section I.E. of the *State of Connecticut Superior Court E-Services Procedures and Technical Standards* (<https://jud.ct.gov/external/super/E-Services/e-standards.pdf>), section 51-193c of the Connecticut General Statutes and Connecticut Practice Book Section 4-4.