



2015 Edition

Audita Querela

A Guide to Resources in the Law Library

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*Prepared by Connecticut Judicial Branch, Superior Court Operations,
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Introduction

A Guide to Resources in the Law Library

- **"Audita querela** is a limited and extraordinary legal remedy, based on equity, to inhibit the unconscionable use of a lawful judgment because of matters arising subsequent to the judgment. . . .The broad issue becomes not comparative inconvenience but comparative hardship. . . .Courts have a longstanding general power of equity to afford relief against unreasonable conduct even when the activity is otherwise lawful. . . .Equity is a system of positive jurisprudence founded on established principles and adaptable to new circumstances not remediable at law." Westfarms Associates v. Kathy-John's, Inc., Superior Court, Judicial District of Hartford-New Britain at Hartford, Housing Session, No. SPH 851130901 733 (March 17, 1986) (1986 Conn. Super. Lexis 51) (1986 WL 400555).
- **"The history of the writ of audita querela in Connecticut reveals its limited applicability to civil judgments."** State v. Alegrand, 130 Conn. App. 652, 666, 23 A.3d 1250, 1258 (2011).
- ". . . the writ of audita querela was found to be for use in civil matters when enforcement of a judgment would be contrary to the ends of justice due to **matters that have arisen since its rendition.**" State v. Cotto, 111 Conn. App. 818, 820, 960 A.2d 1113, 1114 (2008).
- **"Reference to the writ is made most frequently in cases where payment has been made after the judgment or where subsequent protection of the bankruptcy court has been invoked."** Cohen v. MBA Financial Corp., Superior Court, Judicial District of New Haven at New Haven, No. CV 950379585 (July 2, 1999) (25 Conn. L. Rptr. 3) (1999 Conn. Super. Lexis 1770) (1999 WL 509814).
- **"There is no Practice Book rule regarding Writs of Audita Querela. There is no statute authorizing Writs of Audita Querela. Writs of Audita Querela are common law. They precede the first appellate statute in Connecticut passed in 1882. There is no statutory right of appeal from a Writ of Audita Querela. Housing Authority v. Melanson, 23 Conn. App. 519, 521 (1990); Lashgari v. Lashgari, 197 Conn. 200-201 (fn. 7) (1985)." Wheeler v. Jones, Superior Court, Judicial District of Stamford-Norwalk at Norwalk, Housing Session, No. SPNO-9412 16795 (July 31, 1995) (1995 Conn. Super. Lexis 2273) (1995 WL 476573).**
- **"Because the writ of audita querela is regularly filed in the housing courts of Connecticut, judges there have had occasion to develop the doctrine further."** East Hartford Housing Authority v. Kendrick, Superior Court, Judicial District of Hartford-New Britain at Hartford, No. SPH 9406-76333 (December 6, 1994) (1994 Conn. Super. Lexis 3393) (1994 WL 740792).

Section 1: Application for the Writ of Audita Querela

A Guide to Resources in the Law Library

SCOPE:

- Bibliographic resources relating to the application of the writ of audita querela.

DEFINITIONS:

- "The ancient writ of audita querela has been defined as 'a writ issued to afford a remedy to a defendant against whom judgment had been rendered, but who had new matter in defense (e.g., a release) arising, or at least raisable for the **first time, after judgment.**' A. Leff, 'The Leff Dictionary of Law: A Fragment,' 94 Yale L. J. 1855, 2101 (1985); see also Black's Law Dictionary (5th Ed. 1979) p. 120; 7 J. Moore, Federal Practice (1987) § 60.13; E. Stephenson, Connecticut Civil Procedure (1981) § 209. Because the writ impairs the finality of judgments, the common law precluded its use in cases in which the judgment debtor sought to rely on a defense such as payment or a release that he had the opportunity to raise before the entry of judgment against him. [Wintle v. Wright](#), 151 Me. 212, 213-14, 117 A.2d 68 (1955). 'No authority has been cited to suggest that the writ of audita querela was ever available to present issues which were presented before the entry of the judgment attacked by the writ.' [American National Bank & Trust Co. v. Pennsylvania R. R. Co.](#), 40 Ill.2d 186, 193, 238 N.E.2d 385 (1968). 'The writ of audita querela provides relief from a judgment at law because of events occurring subsequently which should cause discharge of a judgment debtor.' [Lapin v. Shulton, Inc.](#), 333 F.2d 169, 171 (9th Cir.), cert. denied, 379 U.S. 904, 85 S.Ct. 193, 13 L.Ed.2d 177 (1964)."
[Ames v. Sears, Roebuck & Company](#), 206 Conn. 16, 20-21, 536 A.2d 563, 565 (1988).
- "Audita querela is a remedy granted in favor of one against whom execution has issued on a judgment, the enforcement of which would be contrary to justice because of (1) matters arising subsequent to its rendition, or (2) prior existing defenses that were not available to the judgment debtor in the original action, or (3) the judgment creditor's fraudulent conduct or circumstances over which the judgment debtor had no control. *Ballentine's Law Dictionary* (3d Ed. 1969)."
[Oakland Heights Mobile Park, Inc. v. Simon](#), 40 Conn. App. 30, 32, 668 A.2d 737, 739 (1995).
- "A writ of audita querela is a post-judgment motion designed to postpone or prevent enforcement of a judgment because of equitable considerations. *Norman Associates v. Vann*, SPH 8302-17843 (1983) #437, Citing 2 Stephenson, Connecticut Civil Procedure, Sec. 209 (2d Ed.) Audita querela is an extraordinary remedy arising in equity to prevent the unconscionable use of a lawful judgment because of matters arising subsequent to the judgment. *Westfarms Associates v. Kathy-John's Inc.*, SPH 8511-30901 (1986) #733, Citing

Stephenson, Connecticut Civil Procedure, Sec. 209. The issue for the Court is that of comparative hardship.” Lee v. Connor, Superior Court, Judicial District of Waterbury, No. SPWA-8905-07283 (October 17, 1990) (2 Conn. L. Rptr. 716) (1990 Conn. Super. Lexis 1582) (1990 WL 261923).

FORMS:

- Paul J. Marzinotto, [Connecticut Summary Process Manual](#) (2002) Form 8.14. Writ of Audita Querela, p.98
- [American Jurisprudence Pleading and Practice Forms Annotated, Judgments](#), vol. 15A (2005)
 - § 416. Petition or application – For writ of audita querela – Following levy of execution (pp. 36-37)
 - § 417. Petition or application – For writ of audita querela – Claim paid before entry of judgment
 - § 418. Writ of audita querela – To sheriff or constable – Summons
 - § 419. Writ of audita querela – Statutory form

RECORDS & BRIEFS:

- Connecticut Supreme Court Records & Briefs (argue date December 1987), Ames v. Sears, Roebuck & Company, 206 Conn. 16, 536 A.2d 563 (1988). [Figure 2](#). Includes: Application for Writ of Audita Querela (with certification and order)
- Connecticut Appellate Court Records & Briefs (argue date March 2003), Young v. Young, 78 Conn. App. 394, 827 A.2d 722 (2003). [Figure 1](#). Housing Court Case Includes: Application for Ex Parte Temporary Injunction, Order to Show Cause, and Application for Writ of Audita Querela

CASES:

Once you have identified useful cases, it is important to update the cases before you rely on them. Updating case law means checking to see if the cases are still good law. You can [contact your local law librarian](#) to learn about the tools available to you to update cases.

- [Orange Palladium, LLC v. Ready](#), 144 Conn. App. 283, 72 A.3d 1191 (2013). “The defendant further argues that the trial court improperly denied its application for a writ of audita querela. We decline to review this claim because the precise legal basis for the writ was not distinctly raised at trial.”
- [TD Banknorth, N.A. v. White Water Mountain Resorts of Connecticut, Inc.](#), 133 Conn. App. 536, 547-548, 37 A.3d 766, 773 (2012). “The defendant also argues that the court erred by failing to consider his pleadings as a writ of audita querela. The defendant did not file a writ of audita querela with the trial court, and therefore this argument is not properly before us. . . . A writ of audita querela is filed with the court that rendered the judgment complained of. . . . Because the defendant did not distinctly raise the claim of audita querela in the trial court, we need not address here the vitality of that writ in this case.”
- [State v. Alegrand](#), 130 Conn. App. 652, 669-670, 23 A.3d 1250, 1260 (2011). “There is no Connecticut precedent to authorize the civil writ of audita querela in the criminal context, and we decline to authorize it for the first time here. . . . We recognize that there is a split of authority in the federal courts as to how audita querela might be used; however, we must

look to the source of our own jurisdiction as a court system established under the Connecticut constitution and Connecticut statutes. The writ of audita querela remains nothing more than a more specific form of equitable relief and remains a remedy for civil judgments."

- [Anthony Julian Railroad Construction Company, Inc. v. Mary Ellen Drive Associates](#), 50 Conn. App. 289, 294-295, 717 A.2d 294, 297 (1998). **"This case provides an appropriate context for the application of this common law writ. Here, matters have arisen subsequent to the entry of the judgment that render it inequitable to allow the plaintiff to execute on the defendant's property. These subsequent events consist of a negotiated settlement with two of the defendants in this action after the judgment of strict foreclosure was rendered, along with the release of the mechanic's lien, which is the sole means of recovery that was pleaded by the plaintiff in this action. Thus, while the writ of audita querela was not specifically sought in this case, the existence of such a writ provides analogous authority that enables a court of equity to supervise its judgments and to control the issuance of executions. We conclude, therefore, that the trial court properly conducted a hearing with respect to the plaintiff's application for a property execution."**
- [Oakland Heights Mobile Park, Inc. v. Simon](#), 40 Conn. App. 30, 32-33, 668 A.2d 737 (1995). **"The defendant first claims that the trial court did not issue proper notice of the Appellate Court's decision. The defendant incorrectly relies on General Statutes § 47a-26h(b), which requires the trial court clerk to issue notice to defendants upon the entry of summary process judgments. Nothing in that statute, however, indicates that it is intended to apply to decisions of the Appellate Court. The rule for judgments following appeal is set forth in General Statutes § 51-213. ...Because there is no requirement that the appellate clerk directly notify the parties of an appellate decision, the trial court properly denied the defendant's writ of audita querela on the first claim."**
- [Ames v. Sears, Roebuck & Company](#), 206 Conn. 16, 17, 536 A.2d 563 (1988). **"This appeal entails an examination of the circumstances under which a judgment debtor, by use of a writ of audita querela, can obtain relief from a final judgment awarding monetary damages to a judgment creditor."**
- [Luddington v. Peck](#), 2 Conn. 700, 701-702 (1818). **"If the judgment had been satisfied, after the rendering of it, he could have had relief by *audita querela*, and have recovered his costs; but if this action is sustained, a party never need to have recourse to an *audita querela*."**

**WEST KEY
NUMBERS:**

- Audita Querela
 1. Nature and scope of remedy
 2. Judgments subject to review
 3. Grounds for review
 4. Proceedings to procure review, and effect thereof

5. Writ and service
6. Pleading
7. Evidence
9. Judgment
10. Appeal or error
11. Costs
12. Liabilities on bonds and recognizances

- ENCYCLOPEDIAS:**
- 7 [AmJur 2d](#) *Audita Querela* (2007)
 - § 1. Generally; definitions and distinctions
 - § 2. Modern status of writ
 - § 3. Availability of remedy
 - § 4. Availability of **remedy**—In criminal cases
 - § 5. Practice and procedure
 - 7A [C.J.S.](#) *Audita Querela* (2015)
 - I. In general
 - § 1. Generally
 - § 2. Purpose
 - § 3. Distinction between audita querela and other forms of relief
 - § 4. Distinction between audita querela and other forms of relief—Coram nobis
 - II. Applicability of Writ to Federal Criminal Cases
 - III. Procedure
 - § 14. Proceedings for audita querela; parties, jurisdiction, and time for application
 - § 15. Evidence and trial; service of writ
 - § 16. Judgment; costs
 - § 17. Review
 - Kurtis A. Kemper, *Availability and Appropriateness of Audita Querela Relief in Connection with Immigration and Naturalization Proceedings*, 13 [ALR Fed 2d](#) 493

TEXTS & TREATISES:

You can click on the links provided to see which law libraries own the title you are interested in, or visit our [catalog](#) directly to search for more treatises.

- Renee Bevacqua Bollier and Susan V. Busby, [Stephenson's Connecticut Civil Procedure](#) (3rd ed., 2002)
 - § 201. Writs of Audita Querela, pp. 439-442
- Nobel F. Allen, [Connecticut Landlord and Tenant Law with Forms](#) (2nd ed., 2014)
 - § 8-8:4. Writ of Audita Querela, pp. 122-123
- Ralph P. DuPont, [DuPont on Connecticut Civil Practice](#) (2014-2015 ed.)
 - Chapter 17. Judgments
 - § 17-43.4. Audita Querela, Writ of Use and Effect of
- Paul J. Marzinotto, [Connecticut Summary Process Manual](#) (2002)
 - VIII. Summary Process Motions – Defendant
 - E. Post Execution Relief – Writ of Audita Querela, pp. 81-83

Table 1: Housing Court Case Decisions

Housing Court Case Decisions	
<p><u>Pope v. Dean</u>, Superior Court, Judicial District of New Haven at New Haven, Housing Session, No. SPNH 960647402 (May 22, 1997) (19 Conn. L. Rptr. 673) (1997 Conn. Super. Lexis 1715) (1997 WL 375017).</p>	<p>“The plaintiff claims that matters arising subsequent to the entry of a judgment cannot logically be a defense to the judgment. But see <i>Pettit v. Seaman</i>, 2 Root 178 (1795). In a scenario such as this, however, audita querela indeed provides ‘a remedy... in favor of one against whom execution has issued on a judgment, the enforcement of which [judgment] would be contrary to justice because of ... matters arising subsequent to its rendition ...’ <i>Oakland Heights Mobile Park, Inc. v. Simon, supra</i>, 40 Conn.App. 32. In a case such as this, it is to the enforcement of the judgment-by way of execution to which the writ is addressed.</p> <p>Support for the defendants' utilization of the writ of audita querela is found in one of the first reported cases in Connecticut, <i>Lothrop v. Bennet</i>, Kirby (1786). In that case, a judgment debtor, facing an outstanding execution, paid part of the judgment to the creditor himself and the balance to the sheriff. The creditor refused to endorse payment of the portion paid to him, obtained possession of the execution and sought an alias execution for the balance claimed by the debtor to have been paid. The creditor then levied on the debtor's property. The debtor brought a bill in equity to enjoin all proceedings on the execution. The court held, in this era before the merger of law and equity, that the debtor could not maintain such an equitable proceeding because he had an adequate remedy at law by, inter alia, a writ of audita querela.</p> <p>Just as the debtor in <i>Lothrop v. Bennet, supra</i>, claimed that the creditor had subverted his efforts to satisfy the judgment as a matter of law, so the defendants claim here. An execution here would be based on the stipulated judgment between the parties. ‘A stipulated judgment is a contract between the parties ...’ <i>State v. Phidd</i>, 42 Conn.App. 17, 29, 681 A.2d 310 (1996), cert. denied, 238 Conn. 907, 679 A.2d 2 (1996). ‘Normally, a duty to satisfy a condition precedent is excused if the other party does not cooperate. E. Farnsworth, Contracts (1982) § 8.6, pp. 565-66.’ <i>Christophersen v. Blount</i>, 216 Conn. 509, 513 n. 6, 582 A.2d 460 (1990). This court holds that the defendants may maintain an application for a writ of audita querela. See 7A C.J.S., Audita Querela, § 3, p. 902.”</p>

<p><u>First National Bank of Chicago v. Jansson</u>, Superior Court, Judicial District of Fairfield at Bridgeport, Housing Session, No. SPBR 950830174 (July 19, 1996) (1996 Conn. Super. Lexis 2041) (1996 WL 474037).</p>	<p>“The writ of audita querela provides relief from a judgment at law because of events occurring subsequently which would cause discharge of a judgment debtor ... A writ of audita querela depends upon a showing of new matter in defense ... arising, or at least raisable for the first time, after judgment.’ <u>Ames v. Sears, Roebuck & Co.</u>, 206 Conn. 16, 21 (1988). Its use is most common in summary process judgments. <i>Westfarms Mall Associates v. Kathy Johns, Inc.</i>, H-733, March 17, 1986, (Goldstein, J.); <i>Knaus v. Lomas</i>, 1990 Ct.Sup. 4038, November 20, 1990, H-932, November 16, 1990, (Berger, J.); <i>Wyngate, Inc. v. Bozak, Inc.</i> H-684, September 11, 1985, (Goldstein, J.); <i>Norman Associates v. Vann</i>, H-437, August 4, 1983, (Aronson, J.); <i>Seven Fifty Main Street Associates Limited Partnership v. Spector</i>, H-706, November 29, 1985, (Goldstein, J.); <i>Wheeler v. Jones</i>, SNBR-434, July 31, 1995, (Tierney, J.); <i>Two Stephenson Conn. Civ. Proc.</i> Sec. 209 (2d Ed). The issues in a writ of audita querela in a summary process action are whether or not events that have occurred since the entry of the judgment would prevent the judgment from being enforced on equitable grounds. Normal equitable considerations are used in all of the above summary process cases. <i>Westfarms Mall Associates v. Kathy Johns, Inc.</i>, H-733.”</p>
<p><u>Wheeler v. Jones</u>, Superior Court, Judicial District of Stamford-Norwalk at Norwalk, Housing Session, No. SPNO-9412 16795 (July 31, 1995) (1995 Conn. Super. Lexis 2273) (1995 WL 476573).</p>	<p>“The next issue is whether or not the denial of the Writ of Audita Querela and the appeal to the Appellate Court from that denial. . . . acts as a stay of execution. . . . Appeals are authorized by statute only. Stays of execution are statutory only. A Writ of Audita Querela is a common law remedy not a statutory remedy. There is no right of appeal from a Writ of Audita Querela and there is, therefore, no stay of execution on a Writ of Audita Querela.”</p>
<p><u>East Hartford Housing Authority v. Kendrick</u>, Superior Court, Judicial District of Hartford-New Britain at Hartford, No. SPH 9406-76333 (December 6, 1994) (1994 Conn. Super. Lexis 3393) (1994 WL 740792).</p>	<p>“Our Supreme Court has recognized the viability of the writ of audita querela in a non-housing matter, namely, <u>Ames v. Sears, Roebuck & Co.</u>, 206 Conn. 16 (1988). There, the court cited out of state authority as well as Connecticut treatises in explaining the writ as one ‘issued to afford a remedy to a defendant against whom judgment had been rendered, but who had new matter in defense (e.g., a release) arising, or at least raisable for the first time, after judgment.’ 206 Conn. at 20.</p> <p>Because the writ of audita querela is regularly filed in the housing courts of Connecticut, judges there have had occasion to develop the doctrine further.”</p>

<p><u>Housing Authority of Town of East Hartford v. Melanson</u>, Superior Court, Judicial District of Hartford-New Britain at Hartford, Housing Session, No. SPH 8810-46860EH (April 4, 1991) (1991 Conn. Super. Lexis 1219) (1991 WL 86259).</p>	<p>“When this case is examined in light of the tenant's hardship, her inability to meet a reinstatement plan which exceeded her income, her ability to meet a reasonable repayment plan (and clearly not unreasonable in light of other repayment plans for similarly situated public housing tenants), the landlord's indication of her valued tenancy evidenced by both the initial offer of reinstatement, albeit at terms beyond her means, and by offering her a position of some stature at the facility, equity requires, through the writ of audita querela, that relief be granted. Professor Stephenson noted that the writ could be used to <i>postpone or prevent</i> the enforcement of the execution. It has already been used in this case to postpone the execution. This court now for a third time grants the relief by allowing the tenant to reinstate through the continuing monthly payment of use and occupancy together with a monthly payment of \$85.00 on the arrearage.”</p>
<p><u>BCE Associates v. Barbizon of Hartford-Springfield, Inc.</u>, Superior Court, Judicial District of Hartford-New Britain at Hartford, Housing Session, No. SPH-8705-37973-WH (August 19, 1987) (1987 Conn. Super. Lexis 118) (1987 WL 348965).</p>	<p>“[F]or some time it has been common in this housing session to refer to all post judgment requests for equitable relief as audita querela. These requests usually fall into two general patterns: avoidance of forfeiture of some type of agreement/stipulation or avoidance of the harsh effects of immediate enforcement of a judgment of possession in a non-consensual situation. Cases illustrating the second pattern are of limited usefulness in resolving the first pattern. The facts of this case fit the first pattern; the court can prevent the forfeiture of the benefits of the stipulation, including reinstatement of a commercial lease.”</p>

Once you have identified useful cases, it is important to update the cases before you rely on them. Updating case law means checking to see if the cases are still good law. You can [contact your local law librarian](#) to learn about the tools available to you to update cases.

Figure 1: Application for Writ of Audita Querela in Housing

DOC NO: CV1006640

SUPERIOR COURT

ROSEMARY YOUNG

HOUSING SESSION

VS.

AT BRIDGEPORT

DOUGLAS S. YOUNG, ET AL.

May 3, 2002

**APPLICATION FOR EX PARTE TEMPORARY
INJUNCTION AND ORDER TO SHOW CAUSE**

Pursuant to C.G.S. § 52-471, et seq., the defendant Douglas S. Young hereby asks this Court or a Judge of the Superior Court, to prohibit the Plaintiff from executing upon the judgment until the Court or a Judge of the Superior Court hears and decides the accompanying Application for Writ of Audita Querella filed herewith and that the Plaintiff be summoned to Court to Answer same. In support of this Application, the Defendant files herewith:

1. An Application for Writ of Audita Querella;
2. An Affidavit;
3. A Cashier's Check for a Bond;
4. A Motion to Open; and
5. A Motion to Substitute Party Plaintiff.

Finally, the Defendant points out that the subject premises is the home of himself and his family, including his minor daughter and that if they are evicted they will be homeless.

THE DEFENDANT DOUGLAS S. YOUNG

BY: _____
Name
Phone Number
Juris No.
Address

Certification

This is to certify that a copy of the foregoing has been mailed
postage prepaid, faxed or hand-delivered to:

DOC NO: HBR 97-34276

SUPERIOR COURT

ROSEMARY YOUNG

HOUSING SESSION

VS.

AT BRIDGEPORT

DOUGLAS S. YOUNG, ET AL.

May 3, 2002

APPLICATION FOR WRIT OF AUDITA QUERELA

Pursuant to the doctrine recently restated in Anthony Julian Railroad Construction Co., Inc. Mary Ellen Drive Associates, 50 Conn. App. 289, 294, 717 A. 2d 294, 296 (1998) and C.G.S. § 47a-26h which provides in pertinent part that “[n]othing in this section shall in any way limit other remedies available in law or equity to any person including remedies available after issuance of execution,” the Defendant Douglas S. Young hereby moves for a writ of audita querela prohibiting enforcement of an execution issued in this matter.

A copy of the last execution served on the defendants is attached hereto as Exhibit A. It was served on Saturday, January 26, 2002 and the Plaintiff attempted to carry this out beginning on Monday, January 28, 2002 at 6 AM. Court was obviously not open between the time of service and the time of dispossession. In fact, the last execution was only stopped by a Bankruptcy filing at 9:30 AM on January 28, 2002. The bankruptcy was dismissed and a copy of that dismissal is attached hereto. Counsel for the Plaintiff has indicated that he will pursue a new execution and “this time we will get there at 5:00 AM.”

The execution is based upon a judgment rendered on April 17, 1998. Subsequently, Owens & Nicola released the Quitclaim deed executed by the Plaintiff to the Defendant. The Defendant Douglas S. Young has paid \$12,000.00 to the Law Offices of Owens & Nicola, Trustees. This is significant because according to the Appellate Court decision in this matter:

...the defendant’s attorney held the quitclaim deed in escrow for the benefit of both the plaintiff and Douglas Young, subject to the agreed on conditions. The court further found that the attorney ... would have returned the deed to the plaintiff when it was clear that the agreed on conditions were not being fulfilled. Young v. Young, 64 Conn. App. 651, 655-6, 781 A. 2d 342, 345 (2001).

The Plaintiff apparently did not so request the return of the deed. Instead, it was delivered to Mr. Young. The deed was recorded on the Fairfield land records on

October 1, 2001. A copy of the deed as recorded on the Fairfield land records is attached as an Exhibit to the Affidavit filed herewith. Douglas S. Young is now the holder of legal record title to the premises.

Summary process is a remedy available to an "owner." This is defined as one who holds "legal title to the property." C.G.S. § 47a-1 (e). The Defendant now holds legal record title to the property. That being the case the execution cannot be effectuated and must be withdrawn.

The Plaintiff as much as acknowledges that Douglas Scott Young holds legal title by the separate lawsuit she filed after the last hearing before this Court. That separate action is entitled Young v. Young (J.D. of Fairfield, DOC NO: CV 01-0387962 S). A copy of that lawsuit is also attached hereto. The Plaintiff having decided to litigate ownership in that forum, that is where both title and possession should be litigated. Allowing the execution to go forward in this matter could produce the bizarre result that Mr. Young will be evicted from his own home.

THE DEFENDANT DOUGLAS S. YOUNG

BY: _____

Name
Phone No.
Juris No.
Address

Order

The foregoing Application having been presented to the Court, it is hereby ordered:

GRANTED / DENIED that the Plaintiff, Marshal Sara Laden and any other Marshal the Plaintiff may retain who is given a copy of this order are prohibited from attempting to effectuate the execution.

THE COURT

BY _____

Judge / Temporary Assistant Clerk

Table 2: Other Unreported Decisions (Audita Querela)

Other Unreported Decisions	
<p><u>Stewart v. King</u>, Superior Court, Judicial District of New Haven at New Haven, No. CV126034332S, (September 27, 2013) (2013 Conn. Super. Lexis 2176) (2013 WL 5716796).</p>	<p>“Having failed to prevail in the petition for a new trial, the court can see no basis to grant a writ of audita querela on the same grounds that were rejected by the court in its memorandum of decision. . . . Additionally, the writ of audita querela is a remedy generally granted a defendant which protects him or her from the execution of a judgment. Here, the writ was brought by. . . the plaintiff in the first action and is the plaintiff in this action. Thus he is not a ‘defendant’ and no execution, by definition, has issued as a result of the. . . judgment from the first action. Furthermore, if the plaintiff is seeking the relief potentially afforded by the writ of audita querela, he should have filed the writ in the first action. . . .”</p>
<p><u>Gladu v. BAC Home Loans Servicing, LP</u>, Superior Court, Judicial District of Hartford at Hartford, No. X04HHDCV106014923 S (March 7, 2011) (2011 Conn. Super. Lexis 496) (2011 WL 1169434).</p>	<p>“The core of the audita querela and equitable relief claims is based on fraud or neglect rather than enforcement of any term of the modification agreement.</p> <p>It is true that the modification agreement forms the backdrop against which the fraud and/or negligence claims of the audita querela and equitable relief counts were measured, but that circumstance fails to convert these counts to breach of contract claims.”</p>
<p><u>Nikoukai v. Baharamian</u>, Superior Court, Judicial District of New Haven at New Haven, No. CV084033857S (January 27, 2010) (2010 Conn. Super. Lexis 213) (2010 WL 760451).</p>	<p>“Because the defendant had raised his present claim during the summary process trial he does not qualify for a remedy under the writ of audita querela.”</p>
<p><u>State v. Patel</u>, Superior Court, Judicial District of Tolland, Geographic Area 19 at Rockville, Nos. CR030079132S,</p>	<p>“None of the cases in which the writ of audita querela was addressed in criminal cases supports the contention that a criminal court retains jurisdiction, after a defendant's sentences are fully expired, over such an equitable remedy merely because of an inequity. Stated somewhat differently, the fact that an inequity occurred does not, in and of itself,</p>

<p>CR030079139S, CR030079687S (November 5, 2010) (51 Conn. L. Rptr. 16) (2010 Conn. Super. Lexis 2880) (2010 WL 4886408).</p>	<p>serve as the genesis of a court's subject matter jurisdiction. Accordingly, the writ of audita querela is dismissed for lack of jurisdiction."</p>
<p><u>Verderame v. Trinity Estates Development Corp.</u>, Superior Court, Judicial District of New Haven at New Haven, No. CV980409683S (November 27, 2006) (42 Conn. L. Rptr. 417) (2006 Conn. Super. Lexis 3581) (2006 WL 3691603).</p>	<p>"[T]he sale of the property. . . . is not a new matter relevant to this action that may be raised in a writ of audita querela. . . .</p> <p>For the foregoing reasons, the First Count in the defendants' writ is dismissed because, as a matter of law, the defendants cannot seek equitable relief by claiming ineffective assistance of counsel in a writ of audita querela. The Second Count in the writ is also dismissed because it fails to allege any new matter relevant to this action that could be raised in a writ of audita querela."</p>
<p><u>Housing Authority of the City of Middletown v. Chaney</u>, Superior Court, Judicial District of Middlesex at Middletown, No. CV0915398 (December 5, 2006) (2006 Conn. Super. Lexis 3637) (2006 WL 3719480).</p>	<p>" 'Equitable relief is extraordinary and not available as a matter of right, but rather it is within the discretion of the court.' <u>Modzelewski v. William Raveis Real Estate, Inc.</u>, 65 Conn.App. 708, 715, 783 A.2d 1074, cert. denied, 258 Conn. 948, 788 A.2d 96 (2001). Because the granting of a writ of audita querela is a form of equitable relief, the court is well within its discretion in granting a writ of audita querela if the appropriate criteria have been met and assuming that the hardships to either party have been properly weighed. See Westfarms Associates v. Kathy-John's, Inc., Superior Court, judicial district of Hartford-New Britain at Hartford, Docket No. SPH 851130901 (March 17, 1986, Goldstein, J.). The court is also well within its discretion in denying an application for a writ if the proper criteria have not been met. . . .</p> <p>'The issues in a writ of audita querela in a summary process action are whether or not events that have occurred since the entry of the judgment would prevent the judgment from being enforced on equitable grounds. Normal equitable considerations are used ...' <i>First National Bank of Chicago, Trustee v. Jansson, supra</i>, Superior Court, Docket No. SPBR-9508 30174."</p>
<p><u>Montanaro v. Gorelick</u>, Superior Court, Judicial District of Fairfield at Bridgeport, No. CV970346208S (January 7, 2003)</p>	<p>"As defined, the writ of audita querela is inapplicable here. Because this ancient writ impairs the finality of judgments, the common law precluded its use in cases in which the movant sought to rely on a defense that he had the opportunity to raise before the entry of judgment. The writ is most appropriately raised because of events occurring</p>

<p>(2003 Conn. Super. Lexis 63) (2003 WL 190759).</p>	<p>after the entry of judgment which should operate to discharge a party from the effect of a judgment.</p> <p>As discussed above, the events forming the basis of the plaintiff's fraud allegation arose before the entry of judgment and he had the opportunity to assert this allegation before that time. The plaintiff has not even claimed that he did not have this opportunity or was precluded from exercising it because of some wrongful act of defendant Gorelick. The plaintiff has not cited and the court has not located any cases in which a writ of audita querela has been used in circumstances similar to those presented here. See generally, 7 Am.Jur.2d Audita Querela, § 3. The application of the doctrine of audita querela to these facts would operate to subsume the statute of limitations in its entirety and would be in direct contravention of the principal that the doctrine should not unduly impair the finality of judgments."</p>
<p><u>Cohen v. MBA Financial Corp.</u>, Superior Court, Judicial District of New Haven at New Haven, No. CV 950379585 (July 2, 1999) (25 Conn. L. Rptr. 3) (1999 Conn. Super. Lexis 1770) (1999 WL 509814).</p>	<p>"The writ of audita querela is issued to afford a remedy to one against whom a judgment has been entered, but who has new matter in defense arising, or at least raisable for the first time, after judgment. <u>Ames v. Sears, Roebuck & Co.</u>, 206 Conn. 16, 20, 536 A.2d 563 (1988). Reference to the writ is made most frequently in cases where payment has been made after the judgment or where subsequent protection of the bankruptcy court has been invoked.</p> <p>A motion to open the judgment is the usual vehicle to correct a 'judicial' error as opposed to a 'clerical' error in the entry of a judgment. Stephenson, Connecticut Civil Procedure § 207, p. 854 (2d Ed.1981). A typical example, according to Stephenson, is that of a court that has 'mistakenly rendered judgment in excess of its jurisdiction or for more than the amount of the <i>ad damnum</i> when the defendant defaults.' <i>Id.</i>"</p>
<p><u>Utica First Insurance Co. v. McGuire</u>, Superior Court, Judicial District of New Haven at New Haven, No. 400522 (December 4, 1998) (23 Conn. L. Rptr. 502) (1998 Conn. Super. Lexis 3395) (1998 WL 867375).</p>	<p>"It is apparent that, in this setting, the functions of audita querela and of injunction are substantially the same. Both forms of action are recognized procedural vehicles for obtaining relief from wrongfully obtained judgments and executions. The principal difference between the forms of action in question is historical. . . .</p> <p>The writ of audita querela has long since been abolished in the country of its birth; 37 <i>Halsbury's Laws of England</i> 90 n. 1 (4th ed.1982); and in federal practice on this side of the Atlantic; Fed.R.Civ.P. 60(b). Blackstone opined more than two centuries ago that the writ was 'almost useless' and had, even in his day, been 'driven ... quite out of practice.' 3 William Blackstone, <i>Commentaries on the Laws of England</i> 405 (1768). It is something of a mystery why</p>

the writ continues to exist in Connecticut. The plain intention of the 1879 Practice Act was to abolish the old common law forms of action. Conn. Gen.Stat. § 52-91 **provides that, 'There shall be one form of civil action.'** The only exceptions to this rule are affirmatively created by statute. Conn. Gen.Stat. § 52-122, also derived from the Practice Act, provides that § 52-91 'shall not affect flowage petitions, or proceedings in paternity, replevin, summary process, habeas corpus, mandamus, ne exeat, quo warranto, forcible entry and detainer or peaceable entry and forcible detainer, or for the payment of awards.' See *Hinckley v. Breen*, 55 Conn. 119, 121-22, 9 A. 31 (1887). Audita querela is not among the enumerated forms of action thus saved from the sweep of § 52-1. In spite (and without discussion) of this significant statutory problem, our courts have continued to hold that audita querela remains a viable proceeding. But the fact that this ancient writ remains a viable option does not mean that it must be **considered an exclusive remedy.** 'When these ghosts of the past stand in the path of justice clanking their medieval chains the proper course for the judge is to pass through them undeterred.' *United Australia, Ltd. v. Barclays Bank, Ltd.*, [1941] A.C. 1, 29 (H.L.1940) (Atkin, L.J.). This court will consequently be undeterred by the fact that Utica has not proceeded in audita querela and turn to the merits."

Once you have identified useful cases, it is important to update the cases before you rely on them. Updating case law means checking to see if the cases are still good law. You can [contact your local law librarian](#) to learn about the tools available to you to update cases.

Figure 2: Application for Writ of Audita Querela

NO. 81-66362 : SUPERIOR COURT
LAURIE L. AMES, PPA, : J.D. NEW LONDON
ET AL
VS. : AT NEW LONDON
SEARS, ROEBUCK AND CO. : DECEMBER 1, 1986

APPLICATION FOR WRIT OF AUDITA QUERELA

1. Applicant is the defendant in the above entitled action. Heretofore, on July 9, 1984 the above-named plaintiff secured and caused to be entered a judgment against petitioner as defendant for the sum of \$175,000. By decision dated August 26, 1986 said judgment was affirmed by the Appellate Court.
2. The claim and cause of action of the plaintiff upon which this action was brought was fully settled and satisfied, to wit:
 - a) Prior to the entry of the judgment, plaintiff received payment in the amount of \$25,000 from Wallace and Gladys Nordstrom, formerly defendants in this action, in consideration for releasing the Nordstroms from liability (Trial Transcript, pp. 157-160);
 - b) Subsequent to the Appellate Court decision, plaintiff received from petitioner \$150,000, plus interest, thereby fully settling and satisfying the judgment of \$175,000 entered herein.
3. Plaintiff threatens to sue out and cause to be issued a writ of execution and to levy upon property of the petitioner and to proceed under the writ and levy and to **cause the property of this petitioner to be sold to petitioner's** manifest damage and grievance.

NO. 81-66362 : SUPERIOR COURT
LAURIE L. AMES, PPA, : J.D. NEW LONDON
ET AL
VS. : AT NEW LONDON
SEARS, ROEBUCK AND CO. : DECEMBER 1, 1986

ORDER

The foregoing Application for Writ of Audita Querela having been heard, it is hereby ORDERED / DENIED -See Memo of Decision filed this date.

Dated at New London, Connecticut, this _____ day of December, 1986.

By the Court, _____, J.

/s/ _____
Chief Clerk

Filed December 3, 1986