

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Virgencita San Juan Debtor(s).	CASE NO: 17-31256 CHAPTER: 13
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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Jennifer Tremesani, Esq. (CT29824) The Law Office of Neil Crane, LLC. 2679 Whitney Ave, Hamden, CT 06518. (P) (203) 230-2233 (F) (203) 230-8484, Jennifer@neilcranelaw.com <input checked="" type="checkbox"/> <i>Attorney for:</i> the Debtor <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF PROPOSED PUBLIC SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(a)</u></p>
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INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE

- This Notice shall only be used when *the party proposing to sell the property is not seeking a hearing*, although a hearing will be held if an objection is filed or if the Court decides to proceed with a hearing.**
- This Notice shall be completed and filed in accordance with Fed. R. Bankr. P. 6004(a), (b), and (d), and D. Conn. Bankr. L. R. 6004-1(a), and shall *only* be completed and filed if a party proposes to sell estate property without filing a Motion to Sell Estate Property, a Motion to Sell Free and Clear of Liens, or a Motion to Approve Sale Procedures and an Order regarding the Proposed Sale is not required.**
- Before completing and 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

Description of property to be sold (use additional paper, if more space is needed):

All right, title and interest in the Debtors real property located at 27 Benton Street, Hamden, CT 06517.

Proposed Public Sale Information:

Date of Proposed Public Sale: Time of Proposed Public Sale:

Location of Proposed Public Sale:

<p>Objection Deadline and Hearing Information:</p> <p>*Last date to file Objections to Proposed Public Sale: <input type="text" value="12/23/2022"/></p> <p>*Hearing Date and Time regarding Proposed Public Sale: <input type="text" value="12/28/2022"/> at <input type="text" value="10AM"/></p> <p>Location of hearing: <input type="text" value="U.S. Bankruptcy Court
157 Church St., 18th Floor
New Haven, CT 06510"/></p>	<p>* Hearing when objection filed: A hearing on any objection to the Notice of Proposed Public Sale shall be held on the Hearing Date and Time listed in this Notice.</p> <p>* Hearing when no objection filed: If no objection to the Notice of Proposed Public Sale is filed, the Court may require that a hearing on the Notice of Proposed Public Sale be held on the Hearing Date and Time listed in this Notice.</p> <p>See Local Rules of Bankruptcy Procedure, Appendix M. 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 Public Sale will be held on the Hearing Date and Time listed in this Notice.</p>
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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 Public Sale price:

Terms and conditions of Proposed Public Sale, including information about how to register as a bidder:

Pursuant to the attached purchase and sale agreement, the buyer is to purchase the Debtor's residential property known as 27 Benton Street, Hamden, CT for a purchase price of \$205,000.00. Additional sale terms are outlined as per the attached Purchase and Sale Agreement.

If such purchase is not consummated with the above buyer, the Seller shall have the authority to sell the property to a new buyer under a new contract for a purchase price equal to or greater than \$195,000.00 without further approval from this Court.

The Debtor proposes to pay off all liens and encumbrances of record and in the order and priority that exists regarding the subject property and any other closing costs, liens, bank fees, attorney fees, escrow advances, and other incidental charges in connection with said closing. Counsel for the Debtor will retain sufficient funds to cover the compensation of the seller/debtor real estate agent and The Law Office of Neil Crane, LLC as such compensation is subject to further approval by this Court.

Contact person for Proposed Public Sale (*include name, address, telephone, fax and/or email address*):

Jennifer Tremesani, Esq.
The Law Office of Neil Crane, LLC
2679 Whitney Ave
Hamden, CT 06518
Jennifer@neilcranelaw.com
(203) 296-0355 (p)
(203) 230-2233 (f)

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:

The Law Office of Neil Crane, LLC, 2679 Whitney Ave, Hamden, CT 06518

A true and correct copy of the foregoing document entitled: **NOTICE OF PROPOSED PUBLIC SALE OF ESTATE PROPERTY** was served on (date) **11/30/2022** 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) 11/30/2022, 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:

U. S. Trustee, Office of the U.S. Trustee, Giaimo Federal Building, 150 Court Street, Room 302
Roberta Napolitano, Chapter 13 Trustee, 10 Columbus Boulevard, 6th Floor, Hartford, CT 06106

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 11/30/2022, 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:

Virgencita R. San Juan
27 Benton Street
Hamden, CT 06517

(See attached Certification of Service)

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.

11/30/2022
Date

Jennifer Tremesani, Esq.
Printed Name

/s/Jennifer Tremesani, Esq.
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.

REAL ESTATE PURCHASE and SALES AGREEMENT

NOTICE: This is a legal and binding Agreement for the purchase and sale of property. It is appropriate for most BUT NOT ALL such transactions. If this Form does not appear to either Buyer or Seller to be appropriate for a particular transaction you are urged to discuss the purchase or sale with an attorney BEFORE YOU SIGN. Most, but not all, provisions of this Agreement are subject to negotiation prior to execution.

1. THIS Agreement to buy and sell real property is made between:

SELLER: Virgencita R Sanjuan
(Names of Sellers) hereinafter called Seller

ADDRESS: 27 Benton Street Hamden CT 06517
(Address of Sellers) Town/City State Zip

BUYER: ABCD Home LLC
(Names of Buyers) hereinafter called Buyer

ADDRESS: 399 Whalley Ave New Haven CT 06511
(Address of Buyers) Town/City State Zip

Seller agrees to sell and Buyer agrees to buy for the purchase price and upon the terms and conditions stated herein the real property with all buildings and other improvements thereon and all appurtenances thereto, in the same condition as they were on the date of Buyer's signature, reasonable wear and tear excepted.

2. REAL PROPERTY TO BE PURCHASED:

a) Street Address 27 Benton Street

b) City/Town Hamden Connecticut, Zip 06517

c) Described as: _____


3. INCLUDED IN SALE PRICE: The Real Property shall include all items permanently attached to the property on the date Buyer signed this Agreement. Included in this sale as part of the Real Property are the buildings, structures and improvements now thereon, and the fixtures belonging to the Seller and used in connection therewith, including, if any, all blinds, window shades, screens, doors, door and window hardware, wood and gas stoves, storm windows, landscaping, awnings, shutters, electrical and lighting fixtures, door mirrors, pumps, mailboxes, plumbing fixtures, cabinetry, door and cabinet hardware, pool houses and other outbuildings, mantles, flagpoles, alarm system and codes, swimming pool and swimming pool pumps and equipment (if any), garbage disposal, automatic garage openers, central air conditioning equipment, and built-in dishwashers (Cross out and initial any items in this paragraph present on the Real Property but not included in the sale.)

ADDITIONAL PERSONAL PROPERTY, if any, to be included:

4. PURCHASE PRICE \$ 205,000, payable as follows:

a) By initial Deposit submitted herewith receipt of which is hereby acknowledged.....	\$ _____
b) By additional Deposit due upon Seller's Acceptance:	\$ <u>10,000</u>
c) By Proceeds of: Financing as specified in paragraph 6 below.....	\$ _____
d) By _____	\$ _____
e) Balance to be paid by certified check or bank check at Closing.....	\$ <u>195,000</u>
DE TOTAL PRICE TO BE PAID (Must equal "Purchase Price").....	\$ <u>205,000</u>

Buyer: 

Seller: 

BUYER AND SELLER MUST INITIAL EACH PAGE

5. DEPOSITS: The Deposit(s) specified above shall be made at the stated times. All Deposits shall be made by check, payable to the Listing Broker and shall be deposited as required under Connecticut General Statutes Section 20-324k. All checks are subject to collection and failure of collection shall constitute a default. Except at time of closing, when the Deposit shall be delivered to Seller or Seller's designee, the Listing Broker shall not pay the Deposit to anyone without the written consent of all parties to this Agreement subject to Connecticut General Statutes Section 20-324k(d). In the event any Deposit funds payable pursuant to this Agreement are not paid by Buyer, Seller may give written notice of such failure to Buyer. If such notice is given and a period of 3 (three) days pass without Buyer paying the Deposit owed, Seller may declare Buyer in default and shall have the remedies set forth in Paragraph 14.

6. FINANCING CONTINGENCY:

a) Amount \$ NA ; b) Maximum Initial Interest Rate _____ %
c) Term: _____ years ; d) Commitment Date: _____
e) Type: Conventional Fixed Variable FHA VA CHFA Other _____

Buyer's obligation is contingent upon Buyer obtaining financing as specified in this paragraph. Buyer agrees to apply for such financing immediately and diligently pursues a written mortgage commitment on or before the Commitment Date.

f) If Buyer is unable to obtain a written commitment and notifies Seller in writing by 5:00 PM on or before said Commitment Date, this Agreement shall be null and void and any Deposits shall be immediately returned to Buyer. Otherwise, the Financing Contingency shall be deemed satisfied and this Agreement shall continue in full force and effect.

7. CONDITION OF PREMISES: Buyer represents that Buyer has examined the Real Property and is satisfied with the physical condition subject to the Inspection Contingency if applicable. Neither Seller nor any representative of the Seller or Buyer has made any representation or promise other than those expressly stated herein which Buyer has relied upon in making this Agreement.

8. INSPECTION CONTINGENCY: Broker Recommends

(a) Inspections shall be completed and results reported to Seller on or before 5:00 P.M. on: _____
(b) Seller agrees to permit Buyer's designees to inspect the Real Property during the period from Seller's acceptance until the date set forth in (a) above. If Buyer is not satisfied with the physical condition of the Real Property and so notifies Seller in writing prior to the time and date specified in (a) above, then Buyer may, at Buyer's option, terminate this Agreement. Buyer may give Seller the option to correct the conditions that are unsatisfactory to the Buyer. Should Buyer elect to terminate this Agreement or Seller is unwilling to correct any unsatisfactory conditions, the Buyer shall notify Seller on or before 5:00 P.M. on: _____ of Buyer's election to terminate this Agreement, and if Terminated this Agreement shall be null and void and any Deposit monies paid hereunder shall be returned immediately to Buyer and neither Buyer nor Seller shall have any claims against each other under the terms of this Agreement. If Buyer fails to notify Seller as provided herein, this contingency shall be deemed satisfied and this Agreement shall continue in full force and effect.
(c) If ~~initialed~~ below, Buyer does NOT choose to have any inspections performed and WAIVES any rights to object to any defects in the Real Property that would have been disclosed by a full and complete inspection.

Initials _____

9. LEAD-BASED PAINT. If the Property is "target housing" under federal law (meaning, with some exceptions, housing built before 1978), Seller must permit Buyer, at Buyer's expense, a 10-day period to conduct a risk assessment or inspection of the Real Property for the presence of lead-based paint and/or lead-based paint hazards before Buyer is obligated under this Agreement. Buyer may waive this right of inspection. Buyer to provide Seller or Sellers' attorney with written notice of the presence of defective lead-based paint or lead-based paint hazards along with a copy of the inspection and/or risk assessment within _____ days (insert "ten" or a mutually agreed number of days) of the date of acceptance of this Agreement. If such notice is given and Seller and Buyer cannot reach a mutually satisfactory agreement within seven (7) days of said notice regarding the defective lead-based paint or lead-based paint hazards, either party shall have the option of terminating this Agreement and this Agreement shall be null and void.

[Signature] (Initial) Buyers waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer: [Signature]

Seller: [Signature]
Page 2 of _____

BUYER AND SELLER MUST INITIAL EACH PAGE

10. PROPERTY MAINTENANCE, OCCUPANCY, POSSESSION:

(a) PROPERTY MAINTENANCE.

Seller agrees to maintain Real Property with all buildings, landscaping and other improvements thereon, all appurtenances thereto, and any personal property included in the sale in the same condition, reasonable wear and tear excepted, as it was on the date of this Agreement.

(b) OCCUPANCY, POSSESSION: CLOSING DATE: 12/30/2022 or sooner

Unless otherwise stated herein, Buyer shall receive exclusive possession and occupancy with keys on Closing Date. The Real Property shall be maintained by Seller until time of Closing and shall be transferred in broom clean condition, free of debris. Buyer shall have the right to a walk through inspection of the Property within 48 hours prior to the Closing Date. Closing shall be held at an office to be determined by Buyer's attorney in the county where the Real Property is located or at such place as designated by Buyer's mortgage lender.

11. WARRANTY DEED: Seller agrees to convey fee simple title of the Real Property to Buyer by a good and sufficient Warranty Deed subject only to any and all provisions of any ordinance, municipal regulation, public or private law, restrictions and easements as appear of record, if any, provided they do not affect marketability of title, current real estate taxes, water and sewer charges, and current water and sewer assessment balance, if any; except in those cases where a fiduciary's Deed or other form of court ordered deed may be required to pass title. Seller warrants that Seller has no notice of any outstanding violations from any town, city or State agency relating to the Real Property.

12. MARKETABLE TITLE: Title to be conveyed by Seller shall be marketable as determined by the Standards of Title of the Connecticut Bar Association now in force. Seller further agrees to execute such documents as may be reasonably required by Buyer's title insurance company or by Buyer's mortgage lender. Should Seller be unable to convey Marketable Title as defined herein, Buyer may accept such Title as Seller can convey or may reject the Unmarketable Title, receive back all Deposit money, and declare this Agreement null and void. Upon such rejection and repayment to Buyer of all sums paid on account hereof, this Agreement shall terminate and the Parties hereto shall be released from all further claims against each other.

13. ADJUSTMENTS: Real Estate Taxes will be adjusted as of the Closing Date by the Uniform Fiscal Year basis except in the Towns of Meriden or Wallingford where taxes will be adjusted by the Assessment Year Method. All other adjustments, including Association fees, fuel oil, water and sewer usage, interest on sewer or water assessments; utilities, rent, if any, and issues regarding funds at closing and unavailability of releases at closing and like matters shall be adjusted pro rata as of the Closing Date in accordance with the Residential Real Estate Closing Customs, New Haven County, as adopted by the New Haven County Bar Association, now in force. Rent security deposits, if any, shall be credited to Buyer by Seller on the Closing Date and shall include any interest accrued to the tenant.

14. BUYER'S DEFAULT: If Buyer fails to comply with any Terms of this Agreement by the time set forth for compliance and Seller is not in default, Seller shall be entitled to all initial and additional Deposit funds provided for in section 4, whether or not Buyer has paid the same, as liquidated damages and both parties shall be relieved of further liability under this Agreement. If legal action is brought to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees.

15. RISK OF LOSS, DAMAGE: All risk of loss or damage to said Real Property by fire, theft or other casualty until delivery of Deed shall be upon the Seller. In the event of loss or damage independently appraised at more than \$10,000.00, Buyer shall have the option to receive any insurance payment on account of said damage and take Title, or rescind this Agreement and receive back all Deposit money paid. In such case, all rights and obligations of the parties under this Agreement shall terminate.

16. COMMON INTEREST COMMUNITY: If the property is a unit in a condominium or other common interest community, Seller will deliver the resale documents in accordance with Connecticut General Statutes Section 47-270.

17. LISTING BROKER RE/MAX Alliance

PH# 203-488-1641


Dual Agent – If the Listing Agent is acting as a Dual Agent, a CONSENT FOR DUAL AGENCY FORM SHALL BE ATTACHED to this Agreement.

COOPERATING BROKER RE/MAX Alliance

PH# 203-488-1641

Buyer Agent Sub Agent

Buyer: 

Seller: 

BUYER AND SELLER MUST INITIAL EACH PAGE

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DocuSign Envelope ID: B50F145F-2F13-4217-6F57-6950A1004FB9
DocuSign Envelope ID: 723E82AA-3304-4004-8238-0384114E3D3C

18. PROPERTY CONDITION REPORT: Seller and Buyer acknowledge that if a written material property condition report is required by statute (CT Gen. Stat. 20-327b (a) and Seller has not provided Buyer with the required report, Seller will credit Buyer with the sum of \$500.00 at closing.

19. EQUAL HOUSING RIGHTS: Seller acknowledges the right to be shown any property within Buyer's stated price range in any area specified by Buyer which is available to Agent for Showing. This Agreement is subject to Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (Connecticut General Statutes Title 46a, Chapter 814c).

20. NO ASSIGNMENT, BINDING EFFECT: This Agreement may not be assigned by either party without the written consent of the other, but shall be binding upon the heirs, executors, administrators and successors of the parties hereto.

21. ADDENDUM: The following attached Addenda and/or Riders are part of this Agreement

- ✓ Seller's Property Condition Disclosure *AI* Agency Disclosure Title X Lead Based Paint Hazards Disclosure *AI*
- ✓ Dual Agency Consent
- Multi-family Tenant Rider *Subject to the seller finding suitable house in 12/21/22*
- Other PROPERTY TO BE VACANT AT TIME OF CLOSING Subject to Probate Court Approved by Seller
Bankruptcy

22. ADDITIONAL TERMS AND CONDITIONS: The seller can leave any items not wanting removing wanting to remove from the property at the time closing. This offer is subject to seller's review and approval of contract Approved by Seller's Attorney

23. FAX TRANSMISSION/ELECTRONIC MAIL: The parties acknowledge that this Agreement and any addenda or modification and/or any notices due hereunder may be transmitted between them by facsimile machine/electronic mail and the parties intend that a faxed document or an electronic mail document containing either the original and/or copies of the parties' signatures shall be binding and of full effect.


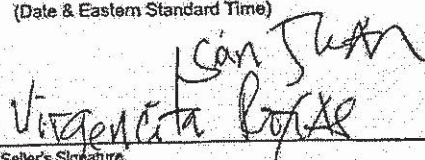
24. COMPLETE AGREEMENT: This Agreement contains the entire agreement between Buyer and Seller concerning this transaction and supersedes any and all previous written or oral agreements concerning the Property. Any extensions or modifications of this Agreement shall be in writing signed by the parties.

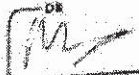
25. NOTICE: Any notice required or permitted under the Terms of this Agreement by Buyer or Seller shall be in writing addressed to the Party concerned using the address stated in Paragraph 1 of this Agreement or to such party's attorney or to the party's Listing Broker or Cooperating Broker designated in paragraph 17.

26. APPLICABILITY: Buyer and Seller agree and understand that although this form has been made available by the Greater New Haven Association of REALTORS, Inc, the Association assumes no responsibility for its content in relation to the transaction between the parties and is not a party to this Agreement. This Agreement or parts of it may not be suitable for all transactions or conditions. The parties should determine its applicability.


27. BUYER AND SELLER acknowledges receipt of a copy of this Agreement upon their signing same.

28. TIME TO ACCEPT: Seller shall have until 1 day (Date & Eastern Standard Time) to accept this Agreement.

29. SIGNATURES:	
	
11/2/2022	11/2/2022
Buyer's Signature	Seller's Signature
Buyer's Signature	Seller's Signature
Buyer's Signature	Seller's Signature

DR


BUYER AND SELLER MUST INITIAL EACH PAGE

Seller: 
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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

IN RE: : CHAPTER 13
Virgencita San Juan :
Debtor : CASE No. 17-31256
: :
: November 30, 2022

CERTIFICATION OF SERVICE

The undersigned hereby certifies that on the 30th day of November 2022 I served via the Court's CM/ECF electronic service on all parties qualified to receive electronic notice, or sent by First Class mail, postage prepaid, as indicated, a copy of the Appendix O: Notice of Public Sale of Estate Property and Exhibits all as attached hereto upon the following:

U. S. Trustee
Office of the U.S. Trustee
Giaino Federal Building
150 Court Street, Room 302
New Haven, CT 06510
VIA ECF

Roberta Napolitano, Chapter 13 Trustee
10 Columbus Boulevard, 6th Floor
Hartford, CT 06106
VIA ECF

Virgencita R. San Juan
27 Benton Street
Hamden, CT 06517

Alajandra Dimaliwat, Lessee
Brother-in-Law)
27 Benton Street
Hamden, CT 06517
(8773976)
(cr)

AT&T Mobility
PO Box 537104
Atlanta, GA 30353-7104 (8773977)
(cr)

Aurora San Juan, Lessee(sister) (8773978)
27 Benton Street
Hamden, CT 06517

CACV of Colorado
4340 South Monaco Street
Denver, CO 80237 (8773979)
(cr)

Capital One Bank USA N.A.
PO Box 30281
Salt Lake City, UT 84130 (8773980)
(cr)

Care Credit
PO Box 960061
Orlando, FL 32896-0061 (8773981)
(cr)

CT Housing Finance Authority
999 West Street
Rocky Hill, CT 06067(8773982)
(cr)

First National Bank of Omaha
PO Box 2557
Omaha, NE 68103-2557 (8773983)
(cr)

Francis Reario, Lessee(nephew) (8773984)
27 Benton Street
Hamden, CT 06517

Greater New Haven WPCA
260 East Street
New Haven, CT 06511 (8773985)
(cr)

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346(8773986)
(cr)

KeyBank N.A. s/b/m to First Niagara Bank N.A.
Attn: President
4910 Tiedeman Road
Brooklyn, OH 44144 (8830770)
(cr)

KeyBank, N.A.
4910 Tiedeman Road
Brooklyn OH 44144 (9387573)
(cr)

LVNV Funding LLC C/O Resurgent Capital Services
PO BOX 10675
Greenville, SC 29603-0675 (8826638)
(cr)

LVNV Funding LLC C/O Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587 (8891179)
(cr)

McCalla Raymer Leibert Pierce
50 Weston Street
Hartford, CT 06120 (8773988)
(cr)

Quantum3 Group LLC as agent for
Credit Corp Solutions Inc
PO Box 788
Kirkland, WA 98083-0788 (8827688)
(cr)

RAB Performance Recoveries, LLC
700 KINDERKAMACK ROAD, SUITE 211
ORADELL, NJ 07649 (8800382)
(cr)

REGIONAL WATER AUTHORITY
c/o Mike McKeon
90 Sargent Dr.
New Haven, CT 06511 (8845375)
(cr)

Rose San Juan, Lessee (sister) (8773989)
27 Benton Street
Hamden, CT 06517

SCGC
PO Box 9112
Chelsea, MA 02150-9112 (8773990)
(cr)

Sherman Acquisition LP
15 South Main Street
Greenville, SC 29601 (8773991)
(cr)

SJA Services Co.
c/o Shelton & Shelton, LLC
Po Box 271815
West Hartford, CT 06127 (8773992)
(cr)

SJA Services Co.
c/o Adam Shelton, LLC
Shelton & Shelton, LLC
1100 New Britain Ave
West Hartford, CT 06110

South Central CT Regional
Water Authority (8773993)
90 Sargent Dr
New Haven, CT 06511
(cr)

State of Connecticut
Department of Revenue Services
Collections Unit - Bankruptcy
450 Columbus Blvd., Ste. 1
Hartford, CT 06103-1837 (8773994)
(cr)

William V. Gambardella
60 Washington Street
Hamden, CT 06518 (8773995)
(cr)

Yale-New Haven Hospital
20 York Street
New Haven, CT 06511 (8773996)
(cr)

THE DEBTOR:
Virgencita San Juan

By: /s/ Jennifer Tremesani, Esq.
Jennifer Tremesani, Esquire CT29824
LAW OFFICES OF NEIL CRANE, LLC
2679 Whitney Avenue
Hamden, CT 06518
(203) 230-2233