

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Andrea M. O'Connor, Esq. FITZGERALD ATTORNEYS AT LAW, P.C. 46 Center Square East Longmeadow, MA 01028 413-486-1110/413-486-1120 F Bar No. 431910 amo@fitzgeraldatlaw.com	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Andrea M. O'Connor, Ch. 7 Trustee	

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: <p style="text-align: center;">Lighthouse Hospitality, LLC</p> <p style="text-align: right;">Debtor(s).</p>	CASE NO: 19-30387 Chapter: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
---	--

Sale Date: August 26, 2021	Time: 2:00 P.M.
Location: United States Bankruptcy Court, 157 Church Street, 18th Floor, New Haven, CT 06510	

Type of Sale: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<p><u>Last date to file objections:</u> August 19, 2021</p> <p><u>Hearing date and time:</u> August 26, 2021 at 2:00 P.M.</p> <p><u>Hearing when objection filed:</u> A hearing on any objection to the Notice of Sale shall be held on the above referenced date and time.</p> <p><u>Hearing when no objection filed:</u> If no objection to the Notice of Sale is filed, the Court may require that a hearing on the Notice of Sale be held on the above referenced date and time. 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 Sale will be held on the above referenced date and time.</p>
---	--

Description of property to be sold:

Real estate located at 949 Boston Post Road, Madison, Connecticut, improved with a bed and breakfast inn consisting of an eight-bedroom guest house, owner's quarters, and a detached bungalow, and the related personal property, consisting of furniture, fixtures, and equipment that are utilized within the guest rooms and common areas.

Pursuant to D. Conn. Bankr. L.R. 6004-1, 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.

Terms and conditions of sale:

- a deposit , in form of a certified check or bank check, in the amount of \$50,000 made payable to “Bankruptcy Estate of Lighthouse Hospitality, LLC” (the “Deposit”). The Deposit for the successful bidder shall be increased to 10% of the purchase price within 5 business days of the Sale Hearing.
- no financing or any other due diligence contingency
- closing no more than 45 days after entry of Order approving sale

See Bidding Procedures and Bid Procedures Order for more details regarding terms and conditions.

Proposed sale price:

Overbid procedure (if any):

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

August 26, 2021 @ 2:00 p.m.

U.S. Bankruptcy Court

157 Church St., 18th Fl.

New Haven, CT

Please note: this is a hybrid trial with participants physically in the courtroom as well as virtually via ZoomGov.

ZOOMGOV REMOTE HEARING INFORMATION FOR PARTICIPANTS :

If you are the debtor, CM/ECF Filer, or CM/ECF User and will be participating in the above scheduled hearing via ZoomGov, 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. 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 potential bidders (include name, address, telephone, fax and/or email address):

Paul Scheer, President
Aaron Posnik & Co., Inc.
31 Capital Drive
West Springfield, MA 01089
Ph: 413-733-5238/Email: pws@posnik.com

Date: July 16, 2021

Pursuant to D. Conn. Bankr. L.R. 6004-1, 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.