

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: <p align="center">Stephanie P. Laird</p> <p align="right">Debtor(s).</p>	CASE NO: 22-30407-AMN CHAPTER: 7
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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Andrea M. O'Connor, Esq. (No. 431910) 46 Center Square, E. Longmeadow, MA 01028 Tel. (413) 486-1110/Fax (413) 486-1120 amo@fitzgeraldpc.com <input checked="" type="checkbox"/> <i>Attorney for:</i> Andrea M. O'Connor, Trustee <input type="checkbox"/> <i>Individual appearing without attorney</i>	<p><u>NOTICE OF ORDER GRANTING MOTION FOR PUBLIC SALE OF ESTATE PROPERTY</u></p> <p><u>D. CONN. BANKR. L. R. 6004-1(b)</u></p>
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INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE

1. This Notice shall be completed in accordance with Fed. R. Bankr. P. 6004(c) and (f) and D. Conn. Bankr. L. R. 6004-1(b).
2. This Notice shall be completed and filed *only* after a hearing on a Motion to Sell Estate Property, Motion to Sell Estate Property Free and Clear of Liens, and/or Motion to Approve Procedures to Sell Estate Property is held by the Court.

Description of property to be sold:

13.33% membership interest in BBL Realty Company, LLC

Public Sale/Auction Information:

Date of Public Sale/Auction:	February 15, 2023	Time of Public Sale/Auction:	11:00 a.m.
Location of Public Sale/Auction:	U.S. Bankruptcy Court, 157 Church Street, 18th Floor Courtroom, New Haven, Connecticut		

NOTE: The Public Sale/Auction may be conducted telephonically, remotely using ZoomGov, and/or by other remote technology platform or medium.

Objection/Overbid Deadline and Hearing Information:

Last date to file Objections or to submit Overbids to Public Sale/Auction:	February 8, 2023
Hearing Date and Time regarding Public Sale/Auction:	February 15, 2023 at 11:00 a.m.
Location of hearing:	New Haven Courthouse

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

Public Sale/Auction opening bid:

Terms and conditions of Public Sale/Auction, including whether the proposed sale/auction is to be free and clear of liens pursuant to 11 U.S.C. §363(f), and including information about how to register as a bidder:

See attached Bid Procedures.

Public Sale/Auction overbid procedure, including bid increments (if any):

See attached Bid Procedures.

Contact person for potential bidders or potential higher offers (*include name, address, telephone, fax and/or email address*):

Andrea M. O'Connor, Esq.
Fitzgerald Law, P.C.
46 Center Square, E. Longmeadow, MA 01028
Tel. (413) 486-1110/Fax (413) 486-1120
amo@fitzgeraldpc.com

Date:

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

BID PROCEDURES

Submitting a Bid

- a. Any party, other than the Buyer, that is interested in being a participant in the sale process and acquiring the Membership Interest must submit a “Qualified Bid,” as defined below.
- b. A “Qualified Bid” must be a written offer to purchase the Membership Interest and must satisfy, at a minimum, the following requirements:
 - i. Must be submitted to the Trustee no later than 2 business days before the scheduled Sale Hearing, as defined below;
 - ii. The minimum overbid must be at least ten (10%) percent more than the Purchase Price;
 - iii. Be accompanied by a deposit in the form of a certified or bank check payable to the order of the Trustee in the amount of \$10,000.00;
 - iv. Must be irrevocable until the close of the Sale Hearing (as defined herein); and
 - v. Must contain a “no collusion” statement required in accordance with Local Rule 6004-2(e).
- c. The Buyer’s Bid shall be deemed a “Qualified Bid.”

Auction Procedure

- d. If the Trustee receives at least two timely Qualified Bids, then an auction of the Membership Interest will be conducted in Court by open bidding (the “Auction”) on the same date and time as the hearing on the Sale Motion (the “Sale Hearing”).
- e. The Trustee shall file a notice of any Qualified Bids, other than the Buyer’s Bid, on the docket not later than 1 day prior to the Sale Hearing.
- f. The Sale Hearing shall be conducted at the U.S. Bankruptcy Court for the District of Connecticut, 157 Church Street, 18th Floor, New Haven, Connecticut 06510 on the date/time set by the Court in connection with the Sale Motion.

g. Holders of Qualified Bids are authorized to participate in the Sale Hearing via Zoom video. The Trustee shall request the Zoom link information from the Bankruptcy Court and provide it to any holder of a Qualified Bid in advance of the Sale Hearing.

h. The opening bid will be determined by the Trustee based upon the Qualified Bids received.

i. The Trustee, in her reasonable discretion, taking into account her fiduciary duties, may announce at the Auction additional procedural rules that are reasonable under the circumstances (e.g., the amount of time allotted to make subsequent overbids) for conducting the Auction, so long as such rules are not inconsistent with the Bid Procedures.

j. If an Auction is conducted, then the Qualified Bidder with the highest or otherwise best bid, as determined by the Trustee in the exercise of her business judgment, at the Auction shall be the Successful Bidder. If an Auction is conducted, then the Qualified Bidder with the next highest or otherwise best Qualified Bid, shall be the Back-Up Bidder. If the Successful Bidder fails to consummate the approved sale, the Trustee may consummate the sale with the Back-Up Bidder without further Order of the Bankruptcy Court.

Deposits

k. Any deposit tendered to the Trustee by the holder of the Successful Bid shall be applied to the purchase price at the closing of the sale of the Real Estate (the "Closing").

l. The deposit for the Back-Up Bid shall be held in escrow by the Trustee pending the Closing and, in the event that the holder of the Successful Bid consummates the sale, be returned to the holder of the Back-Up Bid within 5 business days after the Closing. In the event that the sale is closed with the holder of the Back-Up Bid, its deposit shall be applied to the purchase price at Closing.

m. The Trustee shall be authorized, without any further Court Order, to return any deposit tendered to the Trustee in connection with any Qualified Bid, except the Successful Bid and the Back-Up Bid, following the Sale Hearing.

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:

46 Center Square, East Longmeadow, MA 01028

A true and correct copy of the foregoing document entitled: **NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY** was served on (date) 01/06/2023 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) 01/06/2023, 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:

See attached.

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 01/06/2023, 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:

See attached.

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.

Date 01/06/2023

Printed Name Andrea M. O'Connor

Signature *Andrea O'Connor*

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

By CM/ECF Notice:

Kim McCabe, Esq.
OFFICE OF THE U.S. TRUSTEE
Giaino Federal Building
150 Court Street, Room 302
New Haven, CT 06510

Steven Bennett, Esq.
Law Offices of Vincent A. Federico, Jr.
1052 Main Street
Branford, CT 06405-3780

By First Class Mail:

Stephanie P. Laird
5D Stonegate
Branford, CT 06405

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101-7346

Connecticut Department of Revenue
Services
Attn: Collections Unit – Bankruptcy Team
450 Columbus Blvd., Ste. 1
Hartford, CT 06103-1837

JPMorgan Chase Bank, N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane, Floor 01
Monroe, LA 71203-4774

Best Buy/CBNA
Attention: President and/or CEO
P.O. Box 6497
Sioux Falls, SD 57117-6497

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank, USA, N.A.
c/o National Bankruptcy Services, LLC
PO Box 9013
Addison, TX 75001-9013

Comenity Bank/J Crew
Attention: President and/or CEO
P.O. Box 659704
San Antonio, TX 78265

Nordstrom
Attention: President and/or CEO
P.O. Box 79134
Phoenix, AZ 85062-9134

NewRez Mortgage
Attention: President and/or CEO
P.O. Box 619063
Dallas, TX 75261-9063

Securities and Exchange Commission
New York Regional Office
7 World Trade Center, 13th Floor
New York, NY 10048

SYNCB/Athleta
Attention: President and/or CEO
P.O. Box 530942
Atlanta, GA 30353

Citibank, N.A.
5800 S. Corporate Place
Sioux Falls, SD 57108-5027

Securities and Exchange Commission
Northeast Regional Office
The Woolworth Building
233 Broadway
New York, NY 10279-0001

Key Bank
Attention: President and/or CEO
4910 Tiedman Road
Brooklyn, Ohio 44144

Quantum3 Group LLC as Agent for
Credit Corp. Solutions, Inc.
PO Box 788
Kirkland, WA 98083-0788

Robert Swanson Jr., President
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Via E-Mail:

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