

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Raul Quito <div style="text-align: right;">Debtor(s).</div>	CASE NO: 22-50063 CHAPTER: 13
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Lauren M. Osa, Esq, Bar No. CT31126 120 Bloomingdale Road, Ste 400 White Plains, NY 10605 losa@cabanillaslaw.com, 914-385-0292 <input checked="" type="checkbox"/> <i>Attorney for:</i> Debtor <input type="checkbox"/> <i>Individual appearing without attorney</i>	<u>NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY</u> <u>D. CONN. BANKR. L. R. 6004-1(b)</u>
<p style="text-align: center;"><u>INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE</u></p> <ol style="list-style-type: none"> 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 <u>only</u> 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:

2345 Fairfield Avenue, Bridgeport CT 06605

Private Sale Information:

Date of Private Sale:	March 8, 2024	Time of Private Sale:	10:00AM
Location of Private Sale:	3324 Main Street Bridgeport, CT 06606		

Objection Deadline and Hearing Information:

Last date to file Objections to Private Sale:	02/23/2024
Hearing Date and Time regarding Private Sale:	02/27/2024 at 10:00AM
Location of hearing:	U.S. Bankruptcy Court 915 Lafayette BLVD, 1st Floor Bridgeport, CT 06604

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.

Terms and conditions of auction/sale, including whether the Proposed Private Sale 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:

Proposed private sale is to be free and clear of liens pursuant to 11 U.S.C. 363(f). The total purchase price is \$75,000.00 of which the Debtor is authorized to pay reasonable, ordinary, and customary closing costs from the sale proceeds, including the payoff of a municipal tax lien to Benchmark, real estate commission to Century 21 Scala Group, attorney's fees for the preparation and filing of the motion to sell the property to Cabanillas & Associates, P.C. and the balance to the Chapter 13 Trustee to apply to Debtor's confirmed Second Amended Plan.

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

Lauren M. Osa, Esq, Bar No. CT31126
120 Bloomingdale Road, Ste 400
White Plains, NY 10605
losa@cabanillaslaw.com
Phone: 813-597-9068
Fax: 813-354-4631

Date: 2/12/2024

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.

CERTIFICATE 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:

120 Bloomingdale Road, Ste 400
White Plains, NY 10605

A true and correct copy of the foregoing document entitled **NOTICE OF ORDER GRANTING MOTION FOR PRIVATE SALE OF ESTATE PROPERTY** was served in the manner stated below:

1. SERVED 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 using the Court's CM/ECF system via NEF with an embedded hyperlink to the document. On (date) 2/12/2024, I will confirm the CM/ECF docket for this bankruptcy case or adversary proceeding and will confirm that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 2/12/2024, 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:

☒ 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) 2/12/2024, 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.

2/12/2024

Lauren Osa

/s/Lauren Osa

Date

Printed Name

Signature

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.

UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT

-----X
In re:

Raul Quito

Case No. 22-50063
Chapter 13

Debtors.

-----X

CERTIFICATE OF SERVICE

In accordance with the applicable provisions of the Federal Rules of Bankruptcy Procedure, 2002 and 7004, the undersigned certifies that on the 12th day of February 2024, the following documents were served on the U.S. Trustee and all appearing parties via the court's electronic filing system or, by first class mail on the parties listed on Schedule A annexed hereto.

1. Notice of Order Granting Motion for Private Sale of Estate Property

Dated: White Plains, New York
February 12, 2024

Cabanillas & Associates P.C.

/s/ Lauren M. Osa
Lauren M. Osa, Esq.
Bar No. CT31126
Attorneys for the Debtor
Cabanillas & Associates PC
120 Bloomingdale Rd
Suite 400
White Plains, NY 10605

SCHEDULE A

Via ECF

Trustee

Roberta Napolitano

Attn: President
10 Columbus Boulevard
6th Floor
Hartford, CT 06106

Judge

Chief Julie A. Manning

United States Bankruptcy Court
Brien McMahon Federal Building
915 Lafayette Boulevard
Bridgeport, CT 06604

U.S. Trustee

U. S. Trustee

Office of the U.S. Trustee
Attn: President
Gaiimo Federal Building
150 Court Street, Room 302
New Haven, CT 06510

First Class Mail

Raul Quito

2339 Fairfield Avenue
Bridgeport, CT 06605

Capital One

Attn: President and/or Officer
P.O. Box 30285
Salt Lake City, UT 84130

Capital One Bank (USA), N.A.

by American InfoSource as agent
Attn: President and/or Officer
4515 N Santa Fe Ave
Oklahoma City, OK 73118

Citibank, N.A.

Citicorp Credit Svcs/Centralized BK
Dept
Po Box 790034
St. Louis, MO 63179

Credit Coll

Attn: President and/or Officer
725 Canton Street
Norwood, MA 02062

Emvlp li Llc/fis

Attn: President and/or Officer
Po Box 2313
Bloomington, IL 61702

**NYC-HRA Office of Child Support
Services**

150 Greenwich St. 40th Floor
New York, NY 10007

**NYS Office of Temporary &
Disability Ass**

40 N Pearl St
Albany, NY 12243

Synchrony Bank

c/o PRA Receivables Management
Attn: President and/or Officer
PO Box 41021
Norfolk, VA 23541

Synchrony Bank/TJX

Attn: President and/or Officer
Po Box 965064
Orlando, FL 32896

U.S. Bank National Association

c/o James R. Bryne, Esq
Updike Kelly & Spellacy, P.C.
225 Asylum St., 20th Floor
Hartford, CT 06103

**Benchmark Municipal Tax Services,
Ltd**

c/o Law Office of Juda J. Epstein
3543 Main Street, 2nd Floor
Bridgeport, CT 06606