

UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT

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| In re: Thalia Y. Feliciano Debtor(s). | CASE NO: 25-30439 CHAPTER: 7 |
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Andrea M. O'Connor, Esq. (#28594) 1441 Main Street, Suite 1100 Springfield, MA 01103 (413) 737-1131; aoconnor@ssfpc.com <input checked="" type="checkbox"/> Attorney for: Bankruptcy Estate <input type="checkbox"/> Individual appearing without attorney | <u>NOTICE OF ORDER GRANTING MOTION FOR PUBLIC 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> <p>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).</p> <p>2. This Notice shall be completed and filed <i>only</i> 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.</p> | |

Description of property to be sold:

50% interest in 133 Hemingway Avenue, East Haven, Connecticut

Public Sale/Auction Information:Date of Public Sale/Auction: 3/18/2026Time of Public Sale/Auction: 10amLocation of
Public
Sale/Auction: Bankruptcy Court, 157 Church Street, 18th Floor, 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: March 6, 2026Hearing Date and Time regarding
Public Sale/Auction: March 18, 2026 at 10amU.S. Bankruptcy Court
157 Church St., 18th Floor
Location of hearing: New Haven, CT 06510

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: \$33,000.00

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.

If no objection or overbid is submitted, the court may cancel the hearing and upon cancellation, a further order may enter.

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

Andrea M. O'Connor, Esq.
Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Suite 1100
Springfield MA 01103
(413) 737-1131
aoconnor@ssfpc.com

Date: January 30, 2026

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:

Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Suite 1100
Springfield, MA 01103

A true and correct copy of the foregoing document entitled **NOTICE OF ORDER GRANTING MOTION FOR PUBLIC 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) _____, 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) January 30, 2026, 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:

Please see attached certificate 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:

Please see attached certificate of service

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.

January 30, 2026

Andrea M. O'Connor

/s/ Andrea M. O'Connor

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.

Bid Procedures

Submitting a Bid

1. Any party, other than the Buyer/Co-Owner,¹ that is interested in being a participant in the sale process and acquiring the Property (each such person, a “Bidder”), must submit a “Qualified Bid,” as defined below. Upon request, the Trustee shall provide a Word version of the Agreement to any Bidder.
2. A “Qualified Bid” must contain a signed Agreement from the Bidder on substantially the same terms as the Agreement with the Buyer/Co-Owner (the “Stalking Horse Bid”), except Purchase Price, and include a “red line” of any modifications or amendments to the Agreement.
3. Any Qualified Bid must satisfy, at a minimum, the following requirements:
 - i. Be at least ten (10%) percent more than the Purchase Price in the Stalking Horse Bid;
 - ii. Be accompanied by a deposit in the form of a certified check payable to the order of the Trustee or other immediately available funds in an amount equal to 10% of the overbid and sent to the Trustee so that it is received by the Trustee no later than the Overbid Deadline (as defined herein);
 - iii. Be irrevocable until the close of the Sale Hearing (as defined herein);
 - iv. Consent to such Qualified Bid being treated as a Back-up Bid, as defined herein;
 - v. Contain a signed “no collusion” statement required in accordance with Local Rule 6004-2(e), in substantially the same form as is annexed to the Agreement;
 - vi. Include written evidence that the Trustee reasonably concludes demonstrates that the Bidder has the necessary financial ability to close the sale and provide adequate assurance of future performance.
4. The Stalking Horse Bid shall be deemed a “Qualified Bid.”
5. All Qualified Bids must be submitted to the Trustee so that she receives the Qualified Bid by March 6, 2026 (the “Overbid Deadline”).

Auction Procedure

6. If the Trustee receives a timely Qualified Bid in addition to the Stalking Horse Bid, an auction of the Property will be conducted (the “Auction”). The Trustee shall conduct the Auction prior to the Sale Hearing.
7. Within two business days after the Overbid Deadline, the Trustee shall file a notice of overbid on the docket and notify all Qualified Bidders, via email, that they must submit their

¹ Capitalized terms not otherwise defined herein shall have the same meaning set forth in the Motion.

highest and best offer (“Sealed Bid”) by sealed bid to counsel to the Trustee by email (aconnor@ssfpc.com) by 4:00 p.m. on the last business day before the Sale Hearing (the “Sealed Bid Deadline”).

8. The Trustee shall: (i) review each Sealed Bid on the basis of financial and contractual terms and the factors relevant to the sale process, including those factors affecting the speed and certainty of consummating the sale; (ii) using her reasonable discretion taking into account her fiduciary duties, identify the highest or otherwise best offer for the Property (the “Successful Bid”) and any second-highest Sealed Bid (the “Back-up Bid”); and (iii) present the Successful Bid to the Court for approval at the Sale Hearing and the basis for such determinations.

9. 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.

- a. If the holder of the Successful Bid, for any reason, fails to timely conclude the sale of the Asset, the Trustee, upon the filing of a notice, but without further approval of the Court, shall be authorized to accept the Back-up Bid and close the sale.
- b. If no other Qualified Bid is timely received by the Trustee, the Auction will not be held and the Stalking Horse Bid shall be deemed the Successful Bid.

10. The Final 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 March 18, 2026 at 10 a.m. in connection with the Sale Motion and Notice of Sale.

- a. Holders of Qualified Bids (“Qualified Bidders”) are authorized to participate in the Final Sale Hearing via Zoom video.

11. If no other Qualified Bid is timely received by the Trustee, the Final Sale Hearing shall not be held.

Deposits

12. Any deposit tendered to the Trustee by the holder of the Successful Bid shall be applied to the purchase price at Closing.

13. The deposit for the Back-Up Bid shall be held in escrow by the Trustee pending the Closing and be returned within 2 business days after the Closing, subject to Bankruptcy Court authority.

14. Any deposit tendered to the Trustee in connection with any Qualified Bid, except the Successful Bid and the Back-Up Bid, shall be returned within 2 business days following the Auction.

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF CONNECTICUT**

In re:

THALIA Y. FELICIANO

**Chapter 7
Case No.: 25-30439(AMN)**

Debtor(s)

**CERTIFICATE OF SERVICE
NOTICE OF HEARING**

I, ANDREA M. O'CONNOR, certify that on January 30, 2026, a copy of the notice of hearing re: Notice of Sale was served upon the parties listed below and to the attached list:

By CM/ECF Notice:

Kim McCabe, Esq.
Office of the U.S. Trustee
Giaimo Federal Building

Timothy M. Pletter, Esq.
3288 Main Street
Stratford, CT 06614

Via First Class Mail

Thalia Y. Feliciano
349 Peck Street, First Floor
New Haven, CT 06513

Maritza Echevarria
133 Hemingway Avenue
East Haven, CT 06512

Michael A. Carbone, Esq.
One Hamden Center
2319 Whitney Avenue, Suite 1-D
Hamden, CT 06518
mcarbone@pppclaw.com

David Worrall, CEO
Loan Care Servicing
3637 Sentara Way
Virginia Beach, VA 23452

Christopher K. Baxter, Esq.
Marinosci Law Group, P.C.
Attn: Bankruptcy Department
16415 Addison Road, Suite 725
Addison, TX 75001

Lakeview Loan Servicing, LLC
Attn: President/CEO
16415 Addison Road, Suite 725
Addison, TX 75001

Dated: January 30, 2026

By: /s/ Andrea M. O'Connor
Andrea M. O'Connor, Esq.
Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Suite 1100
Springfield MA 01103
(413) 737-1131
aoconnor@ssfpc.com
Federal Bar No.: 28594 (Connecticut)

25\0397\Sale of 133 Hemingway Ave, East Haven\Motion to sell\cos.Notice of Sale

Case 25-30439 Doc 55 Filed 01/30/26 Entered 01/30/26 13:16:58 Page 8 of 8
 Label Matrix for local noticing (p) MCCALLA RAYMER LEIBERT PIERCE LLC Springfield
 0101-3 ATTN ATTN WENDY REISS U.S. Bankruptcy Court
 Case 25-30439 1544 OLD ALABAMA ROAD 300 State Street, Suite 220
 District of Massachusetts ROSWELL GA 30076-2102 Springfield, MA 01105-2925
 Springfield
 Tue Nov 4 14:09:33 EST 2025

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| CAPITAL ONE BANK USA PO BOX 31293 SALT LAKE CITY, UT 84131-0293 | CREDIT FIRST N A 6275 EASTLAND RD BROOKPARK, OH 44142-1399 | CREDIT FIRST NA PO BOX 818011 CLEVELAND, OH 44181-8011 |
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| Capital One, N.A. 4515 N Santa Fe Ave Oklahoma City, OK 73118-7901 | HYUNDAI CAPITAL AMERICA 4000 MACARTHUR BLVD STE NEWPORT BEACH, CA 92660-2558 | Hyundai Capital America DBA Hyundai Motor Fi P.O. BOX 20809 FOUNTAIN VALLEY, CA 92728-0809 |
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| Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346 | MIDLAND CREDIT MGT 350 Camino De La Reina San Diego, CA 92108-3007 | Midland Credit Management, Inc PO Box 2037 Warren, MI 48090-2037 |
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| NewRez LLC d/b/a Shellpoint Mortgage Servici Bankruptcy Department PO Box 10826 Greenville SC 29603-0826 | Robinson Donovan 1500 Main Street Suite 2300 Springfield, MA 01115 | SHELLPOINT MORTGAGE 601 OFFICE CENTER DR STE FORT WASHINGTON, PA 19034-3275 |
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| Sleep Medicine of W. Mass LLC 3640 Main Street STE 208 Springfield, MA 01107-1192 | Town of Palmer 4417 Main Street Suite 7 Palmer, MA 01069-1133 | Cynthia Ravosa Massachusetts Bankruptcy Center One South Avenue Natick, MA 01760-4600 |
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| David A. Mawhinney-Ch13 Chapter 13 Trustee P.O. Box 964 Worcester, MA 01613-0964 | Joshua Patrick Labarre 97 Laurel Road Wilbraham, MA 01095-9710 | Richard King Office of the U. S. Trustee 446 Main Street 14th Floor Worcester, MA 01608-2361 |
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The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

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| NewRez LLC d/b/a Shellpoint Mortgage Servici c/o McCalla Raymer Leibert Pierce, LLP Bankruptcy Department 1544 Old Alabama Road Roswell, GA 30076 | (d)NewRez LLC d/b/a Shellpoint Mortgage Servi c/o McCalla Raymer Leibert Pierce, LLP Bankruptcy Department 1544 Old Alabama Road Roswell, GA 30076 | End of Label Matrix Mailable recipients 20 Bypassed recipients 0 Total 20 |
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