

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF CONNECTICUT**

In re: Thalia Y. Feliciano  <div style="text-align: right;">Debtor(s).</div>	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"/> <i>Attorney for:</i> Bankruptcy Estate <input type="checkbox"/> <i>Individual appearing without attorney</i>	<b><u>NOTICE OF ORDER GRANTING MOTION FOR PUBLIC SALE OF ESTATE PROPERTY</u></b>  <b><u>D. CONN. BANKR. L. R. 6004-1(b)</u></b>
<p style="text-align: center;"><b><u>INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE</u></b></p> <ol style="list-style-type: none"> <li><b>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).</b></li> <li><b>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.</b></li> </ol>	

**Description of property to be sold:**

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

**Public Sale/Auction Information:**

Date of Public Sale/Auction: 3/18/2026

Time of Public Sale/Auction: 10am

Location 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, 2026

Hearing Date and Time regarding  
Public Sale/Auction: March 18, 2026 at 10am

Location of hearing:   
 U.S. Bankruptcy Court  
 157 Church St., 18th Floor  
 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:

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:

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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  
Date

Andrea M. O'Connor  
Printed Name

/s/ Andrea M. O'Connor  
Signature

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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,<sup>1</sup> 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

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<sup>1</sup> 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](mailto: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, 18<sup>th</sup> 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**

**Debtor(s)**

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

**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  
Gaiamo 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](mailto:aoconnor@ssfpc.com)  
Federal Bar No.: 28594 (Connecticut)

Label Matrix for local noticing  
0101-3  
Case 25-30439  
District of Massachusetts  
Springfield  
Tue Nov 4 14:09:33 EST 2025

(p)MCCALLA RAYMER LEIBERT PIERCE LLC  
ATTN ATTN WENDY REISS  
1544 OLD ALABAMA ROAD  
ROSWELL GA 30076-2102

Springfield  
U.S. Bankruptcy Court  
300 State Street, Suite 220  
Springfield, MA 01105-2925

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

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

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

NewRez LLC d/b/a Shellpoint Mortgage Servi  
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

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

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

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).

NewRez LLC d/b/a Shellpoint Mortgage Servi  
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