

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF CONNECTICUT**

In re: Jeffrey A. Fleet aka Jeffrey Alan Fleet  <div style="text-align: right;">Debtor(s).</div>	CASE NO: 25-30560  CHAPTER: 7
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address:  Andrea M. O'Connor, Esq. Shatz, , Schwartz & Fentin, P.C. 1441 Main Street, Suite 1100 Springfield, MA 01103  <input checked="" type="checkbox"/> <i>Attorney for:</i> Andrea M. O'Connor, Trustee  <input type="checkbox"/> <i>Individual appearing without attorney</i>	<b><u>NOTICE OF ORDER GRANTING MOTION FOR PRIVATE 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>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).</li> <li>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.</li> </ol>	

**Description of property to be sold:**

150 San Gabriel Avenue, Stratford, Connecticut

**Private Sale Information:**

Date of Private Sale:	January 15, 2026	Time of Private Sale:	TBD
Location of Private Sale:	Shatz, , Schwartz & Fentin, P.C., 1441 Main Street, Suite 1100, Springfield, MA 01103		

**Objection Deadline and Hearing Information:**

Last date to file Objections to Private Sale:	January 9, 2026
Hearing Date and Time regarding Private Sale:	January 14, 2026 at 10:00 a.m.
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.

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:

Sale shall be on similar terms as set forth in the PSA, including:

Sale is to be free and clear of liens pursuant to 11 U.S.C. §363(f)

The Property is being sold in “AS IS,” “WHERE IS,” and “HOW IS” condition.

The Buyer is responsible for all state and local conveyance taxes.

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 & Fentin, P.C.  
1441 Main Street, Suite 1100  
Springfield, MA 01103

Chris Bacoulis, Realty One Group Connect, 401 Monroe Tpke, Suite E8, Monroe, CT 06468, (203) 767-1857, [chris@rogconnect.com](mailto:chris@rogconnect.com)

Date: December 11, 2025

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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 & 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 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) December 11, 2025 , 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:

see attached.

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) December 11, 2025 , 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.

December 11, 2025

Date

Andrea M. O'Connor, Esq.

Printed Name

/s/ Andrea M. O'Connor

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  
FOR THE DISTRICT OF CONNECTICUT**

**In re:**

**JEFFREY A. FLEET aka  
JEFFREY ALAN FLEET**

**Chapter 7  
Case No.: 25-30560**

**Debtor(s)**

**ANDREA M. O'CONNOR, TRUSTEE IN  
BANKRUPTCY OF JEFFREY A. FLEET  
aka JEFFREY ALAN FLEET,**

**Movant**

**v.**

**NEWREZ, LLC f/k/a NEW PENN  
FINANCIAL, LLC d/b/a SHELLPOINT  
MORTGAGE; and LAUREN FLEET,**

**Respondents**

**CERTIFICATE OF SERVICE**

I, ANDREA M. O'CONNOR, certify that on December 11, 2025, a copy of the Notice of of Order Granting Motion for Private Sale of Property, Amended Proposed Order Granting Motion to Sell and certificate of service were served by first class mail upon the parties listed below and to the attached matrix list:

By CM/ECF Notice:

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

Jefferson Hanna, III, Esq.  
484 Main Street, Suite 23  
Middletown, CT 06457

By First Class Mail:

Jeffrey A. Fleet  
aka Jeffrey Alan Fleet  
9 Court Place  
Cromwell, CT 06416

Brandan and Gina Basil  
27 Holly Mar Hill Road  
Northford, CT 06472

Lauren Fleet  
150 San Gabriel Avenue  
Stratford, CT 06614

Realty ONE Group Connect  
Attn: Chris Bacoulis  
401 Monroe Turnpike 226  
Monroe, CT 06468

Newrez, LLC d/b/a  
Shellpoint Mortgage  
Attn: President  
55 Beattie Place, Suite 110  
Greenville, SC 29601

Dated : December 11, 2025

Andrea M. O'Connor  
Chapter 7 Trustee

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)

Label Matrix for local noticing  
0205-3  
Case 25-30560  
District of Connecticut  
New Haven  
Wed Nov 5 14:50:16 EST 2025

New Haven  
157 Church Street  
18th Floor  
New Haven, CT 06510-2100

Advanced Radiology Consultants  
Attn: Manganer Patient Accounts  
19 Mollison Way  
Lewiston, ME 04240-5805

Atty. Maria Salatto-Gilhuly  
Attn: President  
500 East Main Street, STt: 312  
Branford, CT 06405-2929

Capital One, N.A., successor by merger to Di  
PO Box 3025  
New Albany, OH 43054-3025

Citibank N.A.  
Attn: President Bankruptcy  
P. O. Box 6500  
Sioux Falls, SD 57117-6500

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

Discover Bank  
Attn: President  
P. O. Box 30939  
Salt Lake City, UT 84130-0939

Discover Personal Loans  
Attn: President  
P. O. Box 30954  
Salt Lake City, UT 84130-0954

JP Morgan Chase Bank  
Attn: Bankruptcy Research  
P. O. Box 15369  
Wilmington, DE 19850-5369

JPMorgan Chase Bank, N.A.  
s/b/m/t Chase Bank USA, N.A.  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
6409 Congress Avenue, Suite 100  
Boca Raton, FL 33487-2853

Milford Beach Apartments, LLC  
Attn:  
71 Joy Road  
Milford, CT 06460-6052

Newrez, LLC f/k/a New Penn Fin  
LLC d/ba/a Shellpoint Mortgage  
Attn: President  
55 Beattie Place, Suite 110  
Greenville, SC 29601-5115

Subaru Motors Finance Chase  
Attn: President  
P. O. Box 901076  
Fort Worth, TX 76101-2076

TDRCS/Pilgrim Furniture  
Attn: President  
1000 Macarthur Blvd.  
Mahwah, NJ 07430-2035

The Mogelof Dental Group, LLC  
Attn: Maanage Patient Accounts  
2499 Main Street  
Stratford, CT 06615-5843

U. S. Trustee  
Office of the U.S. Trustee  
Giaino Federal Building  
150 Court Street, Room 302  
New Haven, CT 06510-2022

Wells Fargo Bank  
Attn: President  
P. O. Box 393  
Minneapolis, MN 55480-0393

(p)ANDREA M O CONNOR  
FITZGERALD ATTORNEYS AT LAW P C  
46 CENTER SQUARE  
EAST LONGMEADOW MA 01028-2447

Jefferson Hanna III  
484 Main Street  
Suite 23  
Middletown, CT 06457-2866

Jeffrey A. Fleet  
9 Court Place  
Cromwell, CT 06416-1622

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).

Andrea M. O'Connor  
Shatz, Schwartz & Fentin, P.C.  
1441 Main Street  
Springfield, MA 01103

End of Label Matrix  
Mailable recipients 20  
Bypassed recipients 0  
Total 20