

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

In re: Segundo F. Inga Debtor(s).	CASE NO: 25-50659 CHAPTER: 13
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address: Scott M. Charmoy, Esq., Charmoy & Charmoy, LLC, 1465 Post Road East, Suite 100, Westport, CT 06880, 203-255-8100, fax (203)-255-8101, scottcharmoy@charmoy.com, CT15889/CT 411939 ☒ <i>Attorney for:</i> Segundo F. Inga ☐ <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>
<u>INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE</u> 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 <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.	

Description of property to be sold:

Debtor and non-debtor co-owner Rosa Inga's interests in the real property known as 43 Cedar Street, Stamford, CT 06902.

Private Sale Information:

Date of Private Sale: November 3, 2025

Time of Private Sale: TBD

Location of Private Sale: Merced Agosto Law, 1087 Broad Street, 4th Floor, Bridgeport, CT 06604

Objection Deadline and Hearing Information:

Last date to file Objections to Private Sale: October 24, 2025

Hearing Date and Time regarding Private Sale: October 28, 2025 at 10:00 AM

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:

Property is being sold to Oscar Sandoval for \$910,000, with no inspection contingency. Other terms of the sale are set forth in the copy of the Sales Contract attached as Exhibit A to Debtor's Motion to Sell Property of the Estate filed on September 18, 2025 (ECF 21) (the "Sales Contract"). The Property is being sold free and clear of liens pursuant to 11 USC §363(f). Persons may submit a higher offer by providing the following to Scott M. Charmoy, Debtor's counsel, at the below email address only, and by 5:00 PM EST on October 22, 2025 a) a signed contract for the purchase of the Property, in exactly the same form as the Sales Contract, for an amount of at least \$925,000, and not subject to an inspection contingency; b) proof of good funds in the amount of \$92,500.00, and c) proof of a mortgage commitment from a nationally recognized bank acceptable to the Debtor, with reasonable and customary loan conditions, for the remainder of the proposed purchase price. Cash funds for the entire purchase price are due at closing, which would occur on November 3, 2025 at a time to be determined at Merced Agosto Law, 1087 Broad Street, 4th Floor, Bridgeport, CT 06604, unless otherwise ordered by the Court.

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

Scott M. Charmoy, Esq.
1465 Post Road East, Suite 100
Westport, CT 06880
(203)-255-8100
Fax: (203)-255-8101
email: scottcharmoy@charmoy.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.

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:

1465 Post Road East, Suite 100, Westport, CT 06880

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) October 6, 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:

Service to be made on or before above date

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) October 6, 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:

☒ 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.

October 6, 2025
Date

Scott M. Charmoy
Printed Name

/s/ Scott M. Charmoy
Signature

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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

IN RE:	)	No. 25-50659
	)	
Segundo F. Inga	)	Chapter 13
	)	
Debtor	)	October 6, 2025

CERTIFICATION

This is to certify that on the above date copies of the Notice of Order Granting Motion for Private Sale of Estate Property were served by first class mail, postage prepaid, or email, upon the list of parties entitled to notice as set forth below. Parties with electronic appearances, including the United States Trustee's Office, were served pursuant to the Court's ECF/CM system.

DEBTOR

_____/s/ Scott M. Charmoy_____
Scott M. Charmoy, Esq. CT15889
Charmoy & Charmoy, LLC
1465 Post Road East, Suite 100
Westport, CT 06880
(203) 255-8100
scottcharmoy@charmoy.com

LIST OF PARTIES SERVED

Ackerly Ward & McKirdy LLC
Attn: Pres. Off. Mgr. or Acct. Rep.
1318 Bedford Street
Stamford, CT 06905-5205

Attorney Vincent Freccia III
1200 Summer Street, Suite 107
Stamford, CT 06905

Best Buy
Attn: Pres. Off. Mgr. or Acct. Rep.
PO Box 9001007
Louisville, KY 40290-1007

City of Stamford
c/o Director of Legal Affairs'
888 Washington Blvd.
Stamford, CT 06901-2924

Connecticut Dept. of Revenue Services
Attn: Pres. Off. Mgr. or Acct. Rep.
450 Columbus Blvd. Suite 1
Hartford, CT 06103-1837

Credit First N.A.
Attn: Pres. Off. Mgr. or Acct. Rep.
PO Box 818011
Cleveland, OH 44181-8011

Esteban and Gaudalupe De Sosa
43 Cedar Street Unit 1
Stamford, CT 06902

Home Depot Credit Services
Attn: Pres. Off. Mgr. or Acct. Rep.
P.O. Box 70600
Philadelphia, PA 19176-0600

Internal Revenue Service
Attn: Centralized Insolvency Operation
P.O. Box 7346
Philadelphia, PA 19101-7346

Law Offices of Howard Lee Schiff, PC
Attn: Pres. Off. Mgr. or Acct. Rep.
510 Holland Street
East Hartford, CT 06108

Real Time Resolutions, Inc.
Attn: Pres. Off. Mgr. or Acct. Rep.
1349 Empire Central Drive, Suite #1300
Dallas, TX 75247-4073

Rosa M. Inga
43 Cedar Street, Apt 2
Stamford, CT 06902-6904

Shellpoint Mortgage Servicing
Attn: Pres. Off. Mgr. or Acct. Rep.
PO Box 650840
Dallas, TX 75265-0840

Stamford WPCA
Attn: Pres. Off. Mgr. or Acct. Rep.
111 Harborview Avenue
Stamford, CT 06902

TD Bank USA, NA
Attn: Pres. Off. Mgr. or Acct. Rep.
3701 Wayzata Blvd, Mail Stop 3C-G
Minneapolis, MN 55416-3440

TJX Rewards/SYNCB
Attn: Pres. Off. Mgr. or Acct. Rep.
PO Box 669819
Dallas, TX 75266-0773

Anesthesia Associates of New Haven, PC
Attn: Pres. Off. Mgr. or Acct. Rep.
1450 Chapel St.
New Haven, CT 06511-4405

Eric Herman Opin, Esq.
266 Broad Street, STE. H
PO Box 412
Milford, CT 06460

LVNV Funding LLC
Attn: Pres. Off. Mgr. or Acct. Rep.
55 Beattie Place
Greenville, SC 29601-5115

The Schreiber Law Firm LLC
Attn: Pres. Off. Mgr. or Acct. Rep.
53 Stiles Road, Suite A-102
Salem, NH 03079-2890

Dominick D. Neveux, Esq.
Brock & Scott PLLC
270 Farmington Avenue, Suite 151
Farmington, CT 06032-1926

David Shaw, Esq.
Demerle & Associates PC
10 City Square, 4th Floor
Boston, MA 02129

Brock & Scott PLLC
270 Farmington Avenue, Suite 151
Farmington, CT 06032-1926

DEBTOR
Segundo F. Inga
43 Cedar Street, Apt 2
Stamford, CT 06902-6904

PARTIES WHO RECEIVE ELECTRONIC NOTICE

Office of The United States Trustee
150 Court St.
Room 302
New Haven, CT 06510

Roberta Napolitano, Esq. Trustee
10 Columbus Blvd.
Hartford CT 06106

William P. Tone, Esq.
Law Office of Vincent J. Freccia, III
1200 Summer Street
Stamford, Connecticut 06905
For Creditor City of Stamford

Jennifer L. Joubert, Esq.
Barton Gilnan LLP
250 Broad Street
Milford, CT 06460
For Creditor NewRez LLC d/b/a Shellpoint
Mortgage Servicing as servicer for The Bank of
New York Mellon FKA The Bank of New York as
Trustee for The Certificateholders of CWMBS,
INC., CHL Mortgage pass-Through