



**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT**

CLERK'S ANNOUNCEMENT 22-04

**NOTICE TO THE BAR AND THE PUBLIC
REGARDING REVISION TO APPENDIX O – LOCAL FORM
NOTICE OF SALE OF ESTATE PROPERTY**

PLEASE TAKE NOTICE that Appendix O, Local Form Notice of Sale of Estate Property, to the Bankruptcy Court's Local Rules has been revised and there are new forms that are required to be used, effective immediately. After implementing Local Rules 6004-1 and 6004-2, the Bankruptcy Court continued to review Appendix O so that it now consists of four (4) separate Notices of Proposed Sale that might be used in connection with a sale of estate property. The intention is that the forms will be more self-explanatory and user-friendly.

Effective immediately, the four Local Form Notices of Sale of Estate Property are as follows:

- (i) Notice of Proposed **Private Sale** of Estate Property
- (ii) Notice of Proposed **Public Sale** of Estate Property pursuant to D. Conn. Bankr. L. R. **6004-1(a)**
- (iii) Notice of Order Granting Motion For **Private Sale** of Estate Property
- (iv) Notice of Order Granting Motion for **Public Sale** of Estate Property pursuant to D. Conn. Bankr. L. R. **6004-1(b)**

Each version of the Appendix O form is now available at <https://www.ctb.uscourts.gov/local-forms>. **Please see a chart summarizing when to use each form, also found on the Court's website. A copy is attached to this Clerk's Announcement.**

The Process Pursuant to D. Conn. Bankr. L. R. 6004-1(a). For a sale of property following D. Conn. Bankr. L. R. 6004-1(a), either **Local Form Notice of Proposed Private Sale of Estate Property** (Local Form CTB-LF238.A1) or **Local Form Notice of Proposed Public Sale of Estate Property** (Local Form CTB-LF238.A2) must be completed, filed, and served pursuant to Fed. R. Bankr. P. 2002(a)(2). Each form for the sale process contemplated in D. Conn. Bankr. L. R. **6004-1(a)** must include information supporting the proposed consideration, the evidence of value of the property, and the efforts undertaken to obtain a higher and better purchase price. *Before* filing a Notice of Proposed Private or Public Sale of Estate Property, information to complete the form must be obtained from the Clerk’s Office, including a sale date, hearing date and time, and, an objection deadline. To request these dates to complete the form, parties should contact the appropriate Courtroom Deputy using the applicable e-mail address:

- CourtroomDeputy_Bridgeport@ctb.uscourts.gov
- CourtroomDeputy_Hartford@ctb.uscourts.gov
- CourtroomDeputy_NewHaven@ctb.uscourts.gov

The Process Pursuant to D. Conn. Bankr. L. R. 6004-1(b). For a sale of property following D. Conn. Bankr. L. R. 6004-1(b), either **Local Form Notice of Order Granting Motion for Private Sale** (Local Form CTB-LF238.B1) or **Local Form Notice of Order Granting Motion for Public Sale of Estate Property** (Local Form CTB-LF238.B2) must be completed in accordance with D. Conn. Bankr. L. R. 6004-1(b) and shall be filed only after a hearing is held and an order enters approving a sale of property free and clear of liens, approving sale procedures, or entering other appropriate relief related to a sale consistent with D. Conn. Bankr. L. R. 6004-1(b).

CM/ECF events. Additional CM/ECF events have been added under the “Notices” menu category title: (1) “Notice 6004-1(a) – Notice of Proposed Private/Public Sale” and “Notice 6004-1(b) - Notice of Order Granting Motion for Private/Public Sale” . The events allow the filer to select whether the form is referencing a private or public sale of estate property. The docket text will reflect the selections made during the event.

Dated August 03, 2022

/s/ Pietro Cicolini
Pietro Cicolini
Clerk of Court

Appendix O Form	Purpose	Objection and Hearing Dates	Filing Information
<p>Notice of Proposed Private Sale of Estate Property</p> <p>D. Conn. Bankr. L. R. 6004-1(a)</p>	<p>This Notice shall only be used when <u>the party proposing to sell the property is not seeking a hearing.</u></p> <p>A hearing will be held if an objection is filed or if the Court decides to proceed with a hearing.</p> <p>Note real property must be sold at a public sale unless otherwise ordered by the court.</p>	<p>Objection date and hearing date to be assigned by the Clerk.</p> <p>Contact Courtroom Deputy for dates by email (see below for email addresses).</p>	<p>This Notice shall be completed and filed in accordance with Fed. R. Bankr. P. 6004(a), (b), and (d), and D. Conn. Bankr. L. R. 6004-1(a), and shall only be completed and filed:</p> <p>(a) For real property, after a Motion is granted authorizing the proposed sale of Real Property by private sale and if conditions in (b) apply; or</p> <p>(b) If a party proposes to sell estate property <i>without filing</i> a Motion to Sell Estate Property, a Motion to Sell Free and Clear of Liens, or a Motion to Approve Sale Procedures, and an Order regarding the Proposed Sale is not required.</p>
<p>Notice of Proposed Public Sale of Estate Property</p> <p>D. Conn. Bankr. L. R. 6004-1(a)</p>	<p>This Notice shall only be used when <u>the party proposing to sell the property is not seeking a hearing.</u></p> <p>A hearing will be held if an objection is filed or if the Court decides to proceed with a hearing.</p>	<p>Objection date and hearing date to be assigned by the Clerk.</p> <p>Contact Courtroom Deputy for dates by email (see below for email addresses).</p>	<p>This Notice shall be completed and filed in accordance with Fed. R. Bankr. P. 6004(a), (b), and (d), and D. Conn. Bankr. L. R. 6004-1(a), and shall only be completed and filed:</p> <ul style="list-style-type: none"> • If a party proposes to sell estate property <i>without filing</i> a Motion to Sell Estate Property, a Motion to Sell Free and Clear of Liens, or a Motion to Approve Sale Procedures; and • an Order regarding the Proposed Sale is not required.
<p>Notice of Order Granting Motion for Private Sale of Estate Property</p> <p>D. Conn. Bankr. L. R. 6004-1(b)</p>	<p>This Notice shall be completed <u>after a hearing</u> in accordance with Fed. R. Bankr. P. 6004(c) and (f) and D. Conn. Bankr. L. R. 6004-1(b).</p>	<p>Objection date and hearing date to be assigned by the court after a hearing.</p>	<p>This Notice shall be completed and filed only <i>after a hearing</i> 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>
<p>Notice of Order Granting Motion for Public Sale of Estate Property</p> <p>D. Conn. Bankr. L. R. 6004-1(b)</p>	<p>This Notice shall be completed <u>after a hearing</u> in accordance with Fed. R. Bankr. P. 6004(c) and (f) and D. Conn. Bankr. L. R. 6004-1(b).</p>	<p>Objection date and hearing date to be assigned by the court after a hearing.</p>	<p>This Notice shall be completed and filed only <i>after a hearing</i> 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>

Courtroom Deputy Email Addresses:

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