

UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT

In re:	Chapter 11
POST EAST, LLC Debtor	Case No. 16-50848 JAM
POST EAST, LLC Movant	
v.	
CONNECT REO, LLC Respondent	Re: Docket No. 34

**THIRD ORDER AUTHORIZING USE OF CASH COLLATERAL
FOR THE MONTHS OF NOVEMBER AND DECEMBER 2016**

Upon the motion of Post East, LLC, Debtor in Possession, to use cash collateral, upon adequate notice by the Debtor in Possession, and after hearing on October 26, 2016, thereon, and good cause having been shown, it is therefore by the Court,

ORDERED, that the Motion is granted and the Debtor in Possession be and is hereby authorized to use rentals or other funds that may constitute cash collateral in which Connect REO, LLC (“Respondent”), asserts secured interests, and that such use, or escrow for future use, may be up to the total amount of expenses projected to be \$11,558 for November and \$11,358 for December of cash and rental proceeds in accordance with the budget appended hereto as Exhibit A, allowing up to 10% overage in any category without further order, for the period from November 1, 2016, through December 31, 2016, which sum includes two monthly adequate protection payments of \$5,500 each payable to secured creditor Connect REO, LLC and to be mailed to its attorney of record, Linda St. Pierre, and it is further,

ORDERED, that to the extent the interest of Respondent in such cash collateral may be proven, and to the extent such cash collateral is used, said claimant is hereby granted secured interests in all post-petition rents and leases as the same may be generated; PROVIDED, however that such post-petition secured interest shall be subordinate to all Chapter 11 quarterly fees that shall become due pursuant to 28 U.S.C. Section 1930(a)(6); and it is further,

ORDERED, the Respondent's acceptance of this payment does not act to waive any rights it may have in determining and arguing that said payment amount does not constitute adequate protection in any month after December 2016. Furthermore, acceptance of these payments by the Respondent will in no way act to waive Respondent's rights in seeking further relief from this Court at a later date, including but not limited to, seeking relief from the automatic stay; and it is further

ORDERED, that a continued hearing on use of cash collateral during the Chapter 11 proceeding of Post East, LLC, shall commence on the 21st day of December, 2016, at 11:00 a.m. at the United States Bankruptcy Court for the District of Connecticut, 157 Church Street, 18th Floor, New Haven, CT 06510.

Dated on October 28, 2016, at New Haven, Connecticut.

Ann M. Nevins
United States Bankruptcy Judge
District of Connecticut



Post East, LLC
Chapter 11 Case No. 16-50848
Cash Collateral Budget

	November	December	Total Nov - Dec
Rental Income	11,575	11,575	
Expenses			
Secured Creditor*	5,500	5,500	
Water	75	75	
Sewer**	107	107	
Trash Removal	167	167	
Utilities***	792	792	
Repairs and Maintenance	1,750	1,250	
Grounds Maint. (inc. fall cleanup and snow removal)	450	750	
Insurance**	1,126	1,126	
Real Property Taxes**	1,375	1,375	
Ch11 Quarterly Fees**	217	217	
<i>Total Expenses</i>	11,558	11,358	22,916
 Net Income	 17	 217	

*Adequate protection payments by agreement with secured creditor Connect REO, LLC, for each full calendar month as designated

**These line items are pro-rated and funds shall be accrued in DIP account and paid when due:

a) Sewer, quarterly, in sum of \$320.25

b) Insurance, annually, in sum of \$9,010 (August and September apply to current year; next policy year payment accrued over 10 months from October 2016 through July 2017)

c) Real Property Tax, quarterly, in sum of \$4,123.96

d) Chapter 11 fees per 28 U.S.C. § 1930(a)(6), quarterly, in sum of \$650