**** Electronically Filed Document ****

Instrument Number:	2025-71569	Originator	SIMPLIFILE
Recorded As:	EX-D05 - ORDER IN DE		
Recorded On:	November 06, 2025		
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Book-VI/Pg:	Bk-D VI-14686 Pg-112		
Total Rec Fee(s):	$365.00		

** Examined and Charged as Follows **

05 - ORDER IN DEEDS	$ 65.00	EX-Blocks - Deeds - $300	$ 300.00

Property Information:

Section	Block	Lot	Unit	Town Name
59	54	6		LONG BEACH
59	54	7		LONG BEACH

**********THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

NASSAU COUNTY STATE OF NEW YORK

Maureen O'Connell

County Clerk Maureen O'Connell

NASSAU COUNTY CLERK

DOCUMENT COVER SHEET

Submitted by: Adam Leitman Bailey, P.C.
(Name)

Adam Leitman Bailey, P.C.
(Company)

One Battery Park Plaza, 18th Floor, New York, New York 10004
(Address)

Nature of Document: (*Please check one or describe*)

- ☐ Mortgage
- ☐ Assignment of Mortgage
- ☐ Satisfaction of Mortgage
- ☐ Deed
- ☐ Release of NY Estate Tax
- ☐ Power of Attorney
- ☐ Lis Pendens
- ■ Certified Copy of Order
- ☐ Other (*Describe*): _____

Parties: Cozy Nest Homes LLC
(Mortgagor/Grantor/Assignor/Plaintiff)

Wilmington Savings Fund Society, FSB d/b/a Christian Trust, Not in its Individual Capacity but Solely as Owner Trustee of Residential Credit Opportunities Trust II
(Mortgagee/Grantee/Assignee/Defendant)

Tax Designation:	Section	Block	Lot
	59	54	6
	59	54	7

THIS ATTACHED INSTRUMENT IS ACCEPTED BY THE CLERK OF NASSAU COUNTY FOR THE PURPOSE OF FILING OR RECORDING ONLY. THE COUNTY CLERK MAKES NO REPRESENTATION AS TO THE ACCURACY OR CONTENT OF THE INFORMATION CONTAINED THEREIN. THIS DOCUMENT COVER SHEET BECOMES PART OF THE INSTRUMENT SUBMITTED FOR FILING OR RECORDING.

Rev. 6/2011 **NASSAU COUNTY CLERK**

RECORD AND RETURN

Adam Leitman Bailey, P.C.

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

In re COZY NEST HOMES, LLC, Debtor.	Chapter 11 Case No. 8-25-71669-spg

ORDER GRANTING IN REM RELIEF FROM THE AUTOMATIC STAY

Upon the motion by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Credit Opportunities Trust II ("Secured Creditor" or "Movant"), filed on September 15, 2025 (ECF No. 27) (the "Motion"), for an order granting Movant in rem stay relief, pursuant to 11 U.S.C. § 362(d)(4)~~(B)~~, with respect to the premises known as and located at 610 Laurelton Boulevard, Long Beach, NY 11561, Section 59, Block 54, Lots 6-7 (the "Property") for two years, and permitting the Secured Creditor to enforce its rights and exercise its remedies with respect to the Property; and due and proper notice of the Motion having been made on all necessary parties; and the **above-captioned** debtor, Cozy Nest Homes, LLC (the "Debtor"), having filed **an** Opposition to the Motion on October 3, 2025 (ECF No. 29) (the "Opposition"); and the Secured Creditor having filed **a** Reply **in further support of ~~to~~** the Motion on October 7, 2025 (ECF No. 35); and the Court having held a hearing on the Motion on October 8, 2025, at which hearing the Debtor and the Movant**, though their respective counsel,** appeared and were heard, and at which the Debtor withdrew the Opposition on the record; and upon the foregoing papers, all of the exhibits and attachments thereto; **and** upon all of the proceedings had before the Court; **and** this Court, having considered the evidence presented and the arguments of the parties, and with good cause appearing therefor, it is hereby:

ORDERED, that the automatic stay in effect pursuant to 11 U.S.C. § 362(a) is hereby modified pursuant to 11 U.S.C. § 362(d)~~(4)(B)~~ **to permit the Movant, its agents, assigns, or successors in interest, to exercise their rights and remedies available under applicable law as to the Property** ~~on the grounds that the filing of this Chapter 11 petition was part of a scheme to delay and hinder Movant's rights with respect to the Property, as to Movant, its agents, assigns, or successors in interest, so that Movant, its agents, assigns, or successors in interest may take any and all action under applicable non-bankruptcy law to exercise its remedies against the Property, including, but not limited to, conducting a foreclosure sale of the Property pursuant to the judgment of foreclosure and sale entered in the state court matter known *Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Creditor Opportunities Trust II v. Cozy Nest Homes, LLC, et al.,* Index No. 607903/2023~~; and it is further

ORDERED, within thirty (30) days of any sale or disposition of the Property, the Movant shall serve a copy of the report of sale or disposition of the Property on the Debtor and Debtor's counsel. Any surplus proceeds realized from the sale or other disposition of the Collateral shall be remitted to the Debtor; and it is further

ORDERED, that, pursuant to 11 U.S.C. § 362(d)(4), if recorded in compliance with applicable State laws governing notices of interests or liens in real property, this Order shall be binding in any other **bankruptcy** case ~~under this title~~ purporting to affect ~~such real~~ **the** Property **that is commenced** ~~filed~~ not later than two (2) years after the date of ~~the~~ entry of this Order, except that a debtor in a subsequent **bankruptcy** case ~~under this title~~ may move for relief from this Order based upon changed circumstances or for good cause shown, after notice and a hearing; and it is further

~~**ORDERED, that within thirty (30) days of any sale or disposition of the Property, the Movant shall serve a copy of the report of sale or disposition of the Property on the above-captioned Debtor, Debtor's counsel, and the Trustee, if this proceeding is still pending. Any surplus proceeds realized from the sale or other disposition of the Property shall be remitted to the Trustee of the Debtor; and it is further**~~

ORDERED, that all other relief sought in the Motion is denied.

Dated: Central Islip, New York
October 17, 2025

Sheryl P. Giugliano
United States Bankruptcy Judge

I hereby attest and certify on 10/23/2025 that this document is a full, true and correct copy of the original filed on the court's electronic case filing system.
Clerk, US Bankruptcy Court, EDNY
By: Z. Muhammad, Deputy Clerk