

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF NEW YORK

In re:

The Diocese of Buffalo, N.Y.,

Debtor.

Case No. 20-10322 (CLB)

Chapter 11

STATE OF NEW YORK)

) ss.:

COUNTY OF ERIE)

JOAQUIN CARBONARA, being duly sworn, deposes and affirms as follows under penalty of perjury:

1. I reside at 130 Groton Drive, Buffalo, New York.
2. I understand that in connection with the proposed sale of 21 Bristol Road, Buffalo, New York (the "Property") by the Diocese of Buffalo (the "Diocese"), this Court has required an affidavit from me, as purchaser. I understand that the Diocese is in Chapter 11 and that its sale of the Property is subject to review and approval of this Court.
3. I am not an officer, director, manager or shareholder of the Diocese, nor am I affiliated with the Diocese in any way.
4. I first learned that the Property was on the market and available for purchase from my real estate broker, Jaime Perez of Keller Williams in May 2025.
5. I viewed the Property with Mr. Perez on May 19, 2025, May 30, 2025, and July 16, 2025.
6. On July 17, 2025, I made an offer of \$185,000 for the Property, and I signed a contract to purchase the Property.

7. On August 5, 2025, I caused my deposit in the amount of \$10,360 to be wired to the Diocese's counsel.

8. I understand that an initial offer of \$180,000 was made for the Property by Steven and Beth A. Sherman (together, the "Shermans"). I do not know the Shermans, I have never spoken or otherwise communicated with the Shermans, and I did not coordinate any bids for the Property with the Shermans or any other potential bidder for the Property. There was no collusion or agreement on bidding for the Property of any kind. Based on the foregoing, I believe that I am a good faith purchaser of the Property for fair market value.

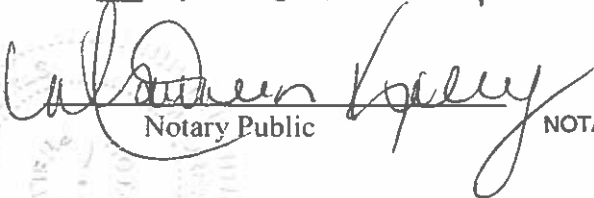


JOAQUIN CARBONARA

Sworn to before me

this 29 day of ~~August~~, 2025

September 2025



Notary Public

MAUREEN KELLY
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01KE6418970
COMM. EXP. 06/28/2029