**IN THE UNITED STATES BANKRUPTCY COURT**

**FOR THE NORTHERN DISTRICT OF OHIO**

**IN RE: ) CHAPTER 13 BANKRUPTCY**

 **)**

**MR AND MRS DEBTOR ) CASE NO:**

 **)**

 **) ALAN M. KOSCHIK**

 **DEBTOR(S) ) BANKRUPTCY JUDGE**

**ORDER GRANTING MOTION FOR AUTHORITY/APPROVAL OF SALE OF DEBTOR(S) NON-RESIDENTIAL REAL ESTATE**

(Parcel Number and address)

 This matter came before the Court on the Debtor(s) Motion for Authority/Approval for the sale of the Debtor(s) non-residential Real Estate (the “Motion”). The Debtor(s) motion was filed on or about **(insert date)** and is reflected on the Court’s docket as PACER number **(insert docket number)**. The Debtor(s) motion is incorporated herein as if fully rewritten.

 The Court finds that notice was given to all creditors and parties in interest of the Debtor(s) intent to sell the real estate and that no objection or response was filed or said objection or response has been withdrawn or resolved.

 It is therefore accordingly, ORDERED, ADJUDGED AND DECREED as follows:

1. The Debtor(s) motion is hereby approved.
2. The Debtor(s) is permitted to sell the Debtor(s) real estate known as parcel number **(insert parcel number)** located at **(insert street address)**.
3. Pursuant to “exhibit A” filed with the Debtor(s) motion, the Debtor(s) is permitted to sell real estate for an estimated amount of **(insert purchase price).**
4. The Debtor(s) are authorized and permitted to execute and deliver to the purchaser a good and sufficient instrument of title conveying Debtor(s) interest upon payment of the Debtor(s) residential real estate.
5. All the right, title, and interest of the Estate and/or the Debtor(s) in the real estate, shall be and hereby is conveyed, “as it, where is” without warranty of any kind. The property will be sold, free and clear of all liens, claims, encumbrances, whether arising prior to or subsequent to the petition date.
6. At closing the title company shall pay all necessary closing costs and professional fees, mortgages liens and pro-rated taxes to allow the purchaser to have good title.
7. The balance of funds shall be remitted to the Chapter 13 Trustee to be applied to the Debtor(s) bankruptcy case.
8. As a result of the proceeds of this sale, the Trustee is authorized to adjust the unsecured dividend to all timely filed, non-priority, non-disputed, unsecured creditors who have filed claims in this case.
9. The Debtor(s) shall provide a complete accounting of the sale, including a final HUD statement and present the same to the Chapter 13 Trustee and the Bankruptcy Court.
10. There being no just reason for delay, the Order Confirming Sale shall be entered as a final Order upon the docket of the Court.

**IT IS SO ORDERED.**

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**SUMITTED:**

/s/ Attorney Name

Attorney Name (Ohio Reg No)

Attorney for the Debtor(s)

Address

City, State, Zip

Phone

Fax

Email

**APPROVED**

/s/ Keith L. Rucinski

Keith L. Rucinski, Chapter 13 Trustee (0063137)

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**LIST OF PARTIES TO BE SERVED**

 A copy of the foregoing Order Granting Motion for Authority/Approval of Sale of Residential Real Estate was sent via the Court’s Electronic Case Filing System on these entities and individuals who are listed on the Court’s Electronic Mail Notice List:

**US Trustee (Registered address)@usdoj.gov**

**Keith L. Rucinski, Chapter 13 Trustee** **efilings@ch13akron.com**

**Attorney Name, email address**

And by regular US mail, postage prepaid, on:

Mr and Mrs Debtor

Address

City, State, Zip

Title Company

Address

City, State, Zip

List all creditors and mailing address

**NOTE: Include mortgage companies and lienholders**