

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

FILED AND RECEIVED

'84 MAY 11 PM 12:13

U.S. BANKRUPTCY COURT
PATRICIA GRAY EDWARDS, CLERK

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEVADA

In the Matter of:
LEE and HELEN HEDLUND,
Debtors.

In Bankruptcy No. 81-00748
ORDER CONFIRMING SALE OF
REAL PROPERTY

NOTICE TO ALL INTERESTED PARTIES AND CREDITORS having
been given and no objections to said sale having been filed herein,
and for good cause appearing therefore,

IT IS ORDERED that the sale of the home and real
property located at 1555 South Riverview Drive in Gardnerville,
Nevada referred to in the Notice Under Section 363(b) of Intent
to Sell Real Property and Payment of Real Estate Commission to
Professional Persons, to PAUL and JOHANNA SYPHUS, pursuant to the
terms and contingencies as elaborated in the Offer and Acceptance
Agreement and Earnest Money Receipt and Addendum to Purchase
Agreement, copies of said immediate documents being attached and
filed with the said Notice filed by the Trustee in Bankruptcy,
PATRICIA G. STEPHENS, is hereby ratified, confirmed and approved;

1 and,

2 IT IS FURTHER ORDERED that the said Trustee in
3 Bankruptcy, by and through LAWYERS TITLE INSURANCE CORPORATION,
4 is authorized to make necessary disbursements incident to the
5 said sale of the home and real property, including payment of
6 taxes upon the real property in question, payment of the First
7 Deed of Trust in favor of SECURITY NATIONAL BANK OF NEVADA,
8 payment of the Second Deed of Trust in favor of MICHAEL KENT
9 SWIFT and DORA A. SWIFT, payment of the homestead exemption
10 allowance to LEE and HELEN HEDLUND and their Attorney,
11 BRUCE ROBERTS, ESQ., and any other necessary and proper
12 disbursements necessary pursuant to the Preliminary Title Report
13 also attached and filed with the said Notice filed by the said
14 Trustee; and,

15 That said above-mentioned disbursements are to be made
16 for the purposes above-elaborated and are to come out of the
17 proceeds of the sale of the home and real property in question.

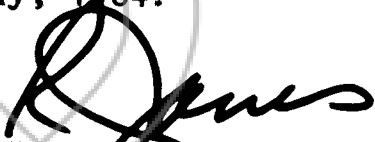
18 IT IS FURTHER ORDERED that the said Trustee in
19 Bankruptcy is authorized to pay COLDWELL BANKER/FIRST WESTERN
20 REALTY (VIVIAN ROMERO), 6 per cent of \$180,000.00, which is
21 \$10,800.00, said commission being fixed by prior Order of this
22 Court and VIVIAN ROMERO being appointed as the Realtor herein;
23 that pursuant to the said Offer and Acceptance Agreement,
24 COLDWELL BANKER/FIRST WESTERN REALTY will split said commission
25 with SWIFT REAL ESTATE, specifically, one-half of the 6 per cent
26 commission, as SWIFT REAL ESTATE represents the buyers in this

1 transaction; and,

2 IT IS FURTHER ORDERED that any other disbursements
3 are allowed from the proceeds of said sale to effect the closing
4 of escrow herein, be they transfer taxes, preliminary title
5 report costs, notary fees, or recording costs or the like; and,


6 IT IS FURTHER ORDERED that the said Trustee in
7 Bankruptcy, PATRICIA G. STEPHENS, is authorized to execute
8 necessary documents to consummate the sale of the home and real
9 property in question.

10 DATED this 11th day of May, 1984.

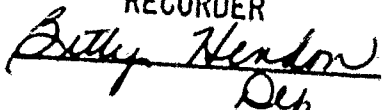
11 
12 _____
13 THE HONORABLE ROBERT CLIVE JONES
14 United States Bankruptcy Judge
15 District of Nevada

16 Order Submitted By:

17 PATRICIA G. STEPHENS
18 Trustee in Bankruptcy
19 United States Bankruptcy Court
20 District of Nevada
21 615 West Third Street
22 Carson City, Nevada 89701
23 (702) 882-7919 or
24 " 883-2550

25 I hereby certify that the attached
26 instrument is a true and correct
copy of the original on file in
the office of the Bankruptcy Judge.
Dated 5-11-84 
Authorized Clerk to Bankruptcy Judge

27 REQUESTED BY
28 LAWYERS TITLE INS CORP
29 IN OFFICIAL RECORDS OF
30 DOUGLAS CO. NEVADA
31 \$7.00
32 1984 MAY 18 PM 3:21

33 SUZANNE BEAUDREAU
34 RECORDER
35 
36 