WHEN RECORDED MAIL TO: WESTERN TITLE HINDEN BRANCH M76381CH

Charles P. Maher, CSB #124748 ROSENBLUM, PARISH & ISAACS, PC 555 Montgomery Street, 15th Flr. San Francisco, CA 94111 Telephone: (415) 421-8232

Counsel for CHARLES E. SIMS Chapter 7 Trustee

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APR 23 1998

KEENAN G. CASADY, CLERK UNITED STATES BANKRUPTCY COURT SAN FRANCISCO, CA

### UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF CALIFORNIA

In re GREGORY WARRICK and MEGUMI UCHIDA.

Debtors.

Case No. 96 3 5097 STC Chapter 7

SSN: I 8450-H SSN: B698-W

### ORDER AUTHORIZING SALE OF REAL PROPERTY AND PAYMENT OF REAL ESTATE COMMISSION

Upon the Trustee's request and the supporting declaration of counsel, and it appearing that notice has been adequate under the circumstances, that no objections have been filed, and that good cause exists, it is

#### ORDERED as follows:

- The Trustee is authorized to sell to Charles & Wendy Fecteau or their designee for the sum 1. of \$184,901 the real property commonly known as 1495 Main Street, Gardnerville, Nevada. A legal description of the property is attached.
- The Trustee is further authorized to pay a real estate commission of six percent to be split among the Trustee's brokers, Prudential Carson Properties, and Coldwell Banker (formerly Prudential/Jon Douglas Company), and the buyers' broker.

ORDER AUTHORIZING SALE OF REAL PROPERTY AND PAYMENT OF REAL ESTATE COMMISSION

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ORDER AUTHORIZING SALE OF REAL PROPERTY AND PAYMENT OF REAL ESTATE COMMISSION

The Trustee or any escrow officer acting on his behalf is authorized to pay other closing 3. costs, real property taxes, and other liens.

The Trustee is further authorized to take those steps which he deems necessary to complete the sale of the property.

APR 23 1998

## THOMAS E. CARLSON

United States Bankruptcy Judge

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i hereby certify that the copy of the original on file in my office. APR 2 4 19

By: \_ Clerk

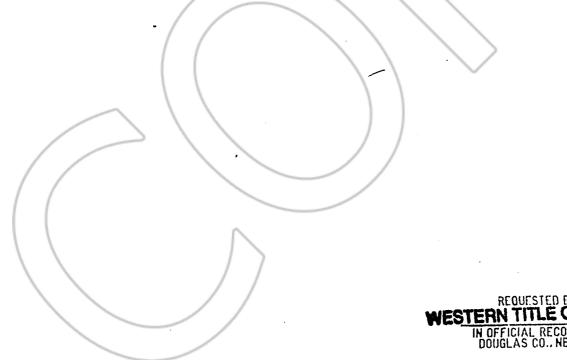
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#### DESCRIPTION

All that certain lot, piece or parcel of land situate in the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, Douglas County, Nevada described as follows:

Beginning at a point at right angle Northeast a distance of 30 feet from a point on the center line of the State Highway North 44°54' West, 197.00 feet from the so-called Mill Street Monument of Gardnerville, said point of beginning being also described as bearing South 40°56'40" West, 878.26 feet from the one-quarter corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.B. & M., thence North 44°54' West, parallel with the center line of the State Highway a distance of 97.00 feet to the true point of beginning of the parcel herein described; thence North 44°54' West, parallel with the center line of the State Highway a distance of 75.00 feet to a point; thence North 45°06' East, a distance of 186.00 feet to a point; thence South 44°54' East, a distance of 75.00 feet to a point; thence South 45°06' West, a distance of 186 feet to the true point of beginning.

Assessor's Parcel No. 25-291-10



VESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

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