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UNITED STATES
BANKRUPTCY COURT
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Angelique L.M. Clark
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Sparks, Nevada 89435
Telephone: (775) 356-8099

Trustee

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

Case No. 99-31690
Chapter 7

IN RE:

Todd, Laurence and Janet

ORDER AUTHORIZING SALE
OF REAL PROPERTY (1025
HAYSTACK AND 1028
SUNBURST, CARSON CITY,
NV-VACANT LAND); AND
PAYMENT OF REAL ESTATE
COMMISSION AND ESCROW COST

DEBTOR(S)

DATE: Feb. 15, 2000
TIME: 10:00 a.m.

This matter came for hearing on the above-captioned date and time pursuant to the Trustee's MOTION FOR AUTHORIZATION OF SALE OF REAL PROPERTY (1025 Haystack and 1028 Sunburst, Carson City, NV.-vacant land); AND PAYMENT OF REAL ESTATE COMMISSION AND ESCROW COST.

Trustee Clark appeared and presented the Motion. Other appearances, if any, were noted on the record. Having considered the Motion and representations of Trustee Clark, the Court finds and concludes as follows:

Notice of this hearing was proper, having been given in accordance with Rule 2002(a) (2) and (c).

IT IS HEREBY ORDERED AS FOLLOWS:

1. The trustee be and hereby is authorized to sell the

1 Todd, Laurence and Janet
99-31690
2 Order Approving Sale of Real Property
page 2
3

4 property commonly known as 1025 Haystack and 1028 Sunburst,
5 Carson City, NV -vacant land, to H & S Construction for the sum
6 of: 1025 Haystack at \$52,000.00, and;
7 1028 Sunburst at \$60,000.00,
8 for cash to the estate, as per the terms stated within the
9 purchase agreement dated December 6, 1999.

10 2. The properties are to be sold "as is", the Trustee and
11 estate shall be and hereby are released from any and all
12 liability with regard to the property.

13 3. The proceeds from the sales of the properties, shall
14 paid as follows:

15 a. Including but not limited to: real property taxes
16 due and owing through the close of escrow; a CLTA title
17 insurance policy fee; escrow fee; transfer tax; document
18 preparation fees; recording fees; and fees that are
19 customarily paid by a seller in the transfer of property.

20 b. A real estate commission of \$5,900.00 for the sale
21 of 1028 Sunburst, and \$5,200.00 (less reductions required
22 to close escrow) on the Haystack lot.

23 c. The sum of \$45,551.70 to the Griffing Living Trust,
24 in full satisfaction of the obligation due and owing the
25 first Trust Deed holder on 1025 Haystack. Funds
26 remaining, if any shall be paid to the judgement
27 lienholder.

28 d. The net proceeds on 1028 Sunburst, after payment of
closing cost and commissions, shall be divided equally between

1 Case No. 99-31690
2 Todd, Laurence and Janet
3 Order Approving Sale of Real Property
4 Page 3

5 the estate and Ed Bancroft, judgement lien holder.

6 **IT IS ORDERED** that Trustee by and through the escrow
7 company, is authorized to make necessary disbursements and
8 prorations incidental to said sale of the subject properties.

9 **IT IS FURTHER ORDERED**, that said Trustee, Angelique
10 Clark, is authorized to execute all documents necessary to
11 complete the herein described sale.

12 DATED this 15th day of February, 2000.

13
14 **GREGG W. ZIVE**

15 **UNITED STATES BANKRUPTCY JUDGE**

16 Read and Approved by the
17 Office of the United States
18 Trustee

19 BY: LS

20 Dated: _____

21 I certify that this is a true copy:

22 Attest: Liz David 2/15/00
23 Deputy Clerk, Bankruptcy Court

24 **SEAL**

25 REQUESTED BY

26 **FIRST AMERICAN TITLE CO.**
27 IN OFFICIAL RECORDS OF
28 DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER

PAID 9.00 DEPUTY

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