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UNITED STATES  
BANKRUPTCY COURT  
PATRICIA GRAY, CLERK

1 Angelique L.M. Clark  
P.O. Box 50070  
2 Sparks, Nevada 89435  
Telephone: (775) 356-8099

3  
4 Trustee

5  
6 UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

8 Case No.00-30531  
Chapter 7

9 IN RE:

10 McKay, Betty Loraine

11 ORDER AUTHORIZING SALE  
OF REAL PROPERTY (2633 Fuller  
Ave, Minden, NV.); AND  
12 PAYMENT OF REAL ESTATE  
COMMISSION AND ESCROW COST

13 Debtor(s)

14 DATE: July 25, 2000  
15 TIME: 10:00 a.m.

16 This matter came for hearing on the above-captioned date  
and time pursuant to the Trustee's MOTION FOR AUTHORIZATION OF  
17 SALE OF REAL PROPERTY (2633 Fuller Ave, Minden, NV. ); AND  
18 PAYMENT OF REAL ESTATE COMMISSION AND ESCROW COST.

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

23 Notice of this hearing was proper, having been  
24 given in accordance with Rule 2002.

25 IT IS HEREBY ORDERED AS FOLLOWS:

26 1. The trustee be and hereby is authorized to sell the  
27 property commonly known as 2633 Fuller Ave, Minden, NV., to GARY  
28 & EVELYN KENNARD for the sum of ONE HUNDRED AND EIGHTY SIX

4 **THOUSAND AND NO/100THS DOLLARS (\$186,000.00) for cash** to the  
5 estate as per the terms stated within the purchase agreement.

6 2. The property is sold as is, and the Trustee shall be  
7 and hereby is released from any and all liability with regard to  
8 the property.

9 3. Out of the proceeds from the escrow for the sale of  
10 the property, the title company which will be used by the  
11 purchaser and the Trustee shall pay the following

12 a. Title fees for a CLTA Policy of Title Insurance,  
13 escrow fees, document preparation fees, recording fees, and any  
14 such other fees of the nature that are customarily paid by a  
15 seller and which must be paid in order to close escrow, including  
16 but not limited to inspection fees, and real property taxes due  
17 and owing through the close of escrow.

18 b. The obligation due and owing Norwest Financial in  
19 the amount of \$145,993.44 through July 15, 2000, with an accrual  
20 of interest at the rate of \$27.76 per day until paid in full.


21 **IT IS ORDERED** that the Trustee is authorized and  
22 instructed to pay commission of six percent (6%) of the sales  
23 price to Coldwell Banker not to exceed \$11,160.00 .

24 **IT IS ORDERED** that Trustee by and through the escrow  
25 company, is authorized to make necessary disbursements incidental  
26 to said sale of the subject property, i.e. closing cost,  
27 outstanding taxes if any, escrow fees, title fees, and.  
28

4 prorations.

5 IT IS FURTHER ORDERED , that said Trustee, Angelique L.  
6 M. Clark, is authorized to execute all documents necessary to  
7 complete the herein described sale.

8  
9 DATED this 25<sup>th</sup> day of July 2000.

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11   
12 UNITED STATES BANKRUPTCY JUDGE

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27 REQUESTED BY  
28 STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 JUL 27 PM 3: 49

LINDA SLATER  
RECORDER  
\$ 9.00 PAID ML DEPUTY

I certify that this is a true copy:

Attest:   
Deputy Clerk, Bankruptcy Court

SEAL

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