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OFFICIAL RECORD

Requested By:

Stewart Title of Nevada Re

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-413 PG-1226 RPTT: 0.00



APN: 13187-23-311-015, 016, 017 and 018

When recorded return to:

Placer Title Company
1959 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150

Order Authorizing Sale of Real Property

COOPER

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PG-1227
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Honorable Gregg W. Zive
United States Bankruptcy Judge



Entered on Docket
April 04, 2013

6 Jeffrey L. Hartman, Esq. #1607
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E-Lodged 3/29/13

10 Attorneys for Official Committee of
11 Unsecured Creditors

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

13 IN RE:

Case No. BK-10-52248 (Chapter 11)
Jointly Administered with:

14 ALFRED J.R. VILLALOBOS, an
15 individual.

10-52249 Arvco Capital Research, LLC
10-52251 Arvco Financial Ventures, LLC
10-52252 Arvco Art, Inc.

- 16 Affects this Debtor,
- 17 Affects all Debtors.
- 18 Affects Arvco Capital Research, LLC
- 19 Affects Arvco Financial Ventures, LLC
- 20 Affects Arvco Art, Inc.

**ORDER AUTHORIZING SALE OF
REAL PROPERTY TO
SUBSTITUTED PURCHASER;
PAYMENT OF REAL ESTATE
COMMISSION**

(10 Lots -119 and 120 Snowbird and 81
S. Rubicon, Stateline, Nevada)

Hearing Date: May 29, 2012
Hearing Time: 2:00 p.m.

24 The matter came before the Court on the Ex Parte Application ("Application") of the
25 Debtor A.J. Villalobos ("Debtor"), and the Unsecured Creditors' Committee ("UCC") for an
26 order authorizing the sale of 10 Lots -119 and 120 Snowbird and 81 S. Rubicon at Stateline,
27 Nevada for \$250,000 to substituted purchaser Clinton Schue ("Schue") and for payment of a
28 6% sales commission to Sierra Sotheby's International Realty. The Application was

I certify that this is a true copy.
Attest: *C. Youngblood* 4/4/13
Deputy Clerk, U.S. Bankruptcy Court

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1 supported by the separately filed Declaration of Jeffrey L. Hartman, counsel for the
2 Unsecured Creditors' Committee. For reasons stated in the Application and good cause
3 appearing,

4 **IT IS ORDERED** that the Sale Motion (DE 1456) be and the same hereby is
5 granted, approving the sale of 10 Lots -119 and 120 Snowbird and 81 S. Rubicon at
6 Stateline, Nevada to substituted purchaser Clinton Schue for \$250,000;

7 **IT IS FURTHER ORDERED** that upon escrow closing of each building lot, a 6%
8 commission on each sale is approved to Sierra Sotheby's Realty International, and

9 **IT IS FURTHER AND FINALLY ORDERED** that 14 day stay is waived as
10 permitted by F.R.Bankr.P. 6004(h) and the operation of LR 9021(a)(3) is waived.

11 Submitted by:

12 **HARTMAN & HARTMAN**

13 /s/ Jeffrey L. Hartman
14 Jeffrey L. Hartman, Esq.
15 Attorney for the UCC

16 **APPROVED / ~~DISAPPROVED~~**

17 **OFFICE OF THE UNITED STATES**
18 **TRUSTEE**

19 *William B. Landis*
20 Attorney for Acting United States Trustee
21 August B. Landis

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ALTERNATIVE METHOD Re: RULE 9021

In accordance with Local Rule 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

The court has waived the requirement set forth in LR 9021(b)(1).

No party appeared at the hearing or filed an objection to the motion.

I have delivered a copy of the proposed order to all counsel who appeared at the hearing, any trustee appointed in this case and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond as indicated below.

Debtor's Counsel:

Approved the form of this order

Waived the right to review the order and/or

Appeared at the hearing, waived the right to review the order

Matter unopposed, did not appear at the hearing, waived the right to review the order

Disapproved the form of this order

Failed to respond to the document

Trustee:

Approved the form of this order

Disapproved the form of this order

Waived the right to review the order and/or

Failed to respond to the document

I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

I declare under penalty of perjury that the foregoing is true and correct.

Submitted by:

HARTMAN & HARTMAN

/S/ Jeffrey L. Hartman
Jeffrey L. Hartman

