

The Honorable Karen A. Overstreet
Hearing date: July 18, 2008
Hearing time: 9:30 a.m.
Chapter 7
Location: Seattle

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON

In re:) No. 07-15620
)
ALEN JANISCH,) ORDER ON MOTION APPROVING SALE
) OF PROPERTY FREE AND CLEAR OF
Debtor.) LIENS
)

THIS MATTER having come regularly before the Honorable Karen A. Overstreet of the above entitled Court upon the Trustee's Motion to Sell Real Property Free and Clear of Liens, it appearing that all interested parties have received notice and no objection to the motion having been filed, or said objection having been incorporated into the terms of this order, now therefore

IT IS HEREBY ORDERED that the Trustee, Edmund J. Wood, is authorized to sell the estate's interest in the real property located at 13011 Meridian Ave N, Seattle, WA for the sum of \$300,000.00 to K & J Moldskred Family Trust UA 11/14/06.

IT IS FURTHER ORDERED that the Purchase and Sale Agreement between the Trustee and K & J Moldskred Family Trust UA 11/14/06 shall be and is hereby approved.

IT IS FURTHER ORDERED that at closing the first position Deed of Trust of Accubanc Mortgage in the approximate amount of \$222,000.00, plus *per diem* and fees and costs, if any, shall be paid in full, subject to verification of the amount due and the Trustee's review of any charges added to the principal balance, including attorney fees and costs, if any, added to the balance due. The Trustee's right to object to such charges under 11 USC § 506 is reserved.

1 IT IS FURTHER ORDERED that necessary escrow costs, real estate commissions, and
2 other costs of sale shall be and are hereby approved and may be paid from the proceeds of sale.

3 IT IS FURTHER ORDERED that said sale will be free and clear of all liens and interests,
4 said liens and interests to attach to the proceeds of the sale.

5 IT IS FURTHER ORDERED that this Order shall be effective immediately
6 notwithstanding the provisions of FRCP 6004 (g).

7 DATED this ___ day of July, 2008.

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10 
11 United States Bankruptcy Judge
(Dated as of Entered on Docket date above)

12 Presented by:

13
14 /s/ Kathryn A. Ellis
15 Kathryn A. Ellis, WSBA #14333
16 Attorney for Trustee
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