

IN THE UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF FLORIDA, FORT MYERS DIVISION

In Re:

ULRICH FELIX ANTON ENGLER

Case No. 9:08-bk-04360-MGW

Debtor. \_\_\_\_\_ /

**ORDER ON MOTION FOR AUTHORITY TO SELL PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS**

THIS CAUSE came before the Court, without a hearing, on the Trustee's Motion for Authority to Sell Property of the Estate Free and Clear of Liens to Francis and Christine Garus, or their assigns (Doc. 533), and the Court having reviewed the record and being otherwise fully advised in the premises, finds that the Motion is well taken. The Court finds that negative notice was given by the Trustee and no objection and/or response has been filed. It is, therefore

ORDERED, ADJUDGED AND DECREED that the Motion is hereby granted. It is further

ORDERED, ADJUDGED AND DECREED that the Trustee is hereby authorized to sell the following described property to Francis and Christine Garus, or their assigns, for the sum of \$53,900.00, free and clear of liens: **Unit 202, Building B, Phase 1, The Porches of Deep Creek I (1462 Rio De Janeiro Avenue, Unit B-202, Punta Gorda, Florida.**

and it is further

ORDERED, ADJUDGED and DECREED that the Trustee is hereby authorized to pay the following from the proceeds of sale:

1. Bonnie Hemenway (Coldwell Banker and Cooperating Broker, if any) \$ 3,234.00
2. Other customary closing costs to the Trustee, as Seller, including:
  - a. Title Insurance & Escrow Fees \$ 600.00
  - b. Documentary Stamps \$ 378.00
  - c. Condo Assessments of approximately \$ 3,000.00
  - d. Reasonable and customary closing costs not to exceed \$ 400.00
  - e. Prorated taxes and back taxes of approximately \$ 4,000.00

and it is further

ORDERED, ADJUDGED and DECREED that the purported liens or interests of any purported claimants and/or lienors shall be transferred to and shall have the same priority, if any, to the proceeds of the sale.

DONE and ORDERED at Tampa, Florida on January 10, 2011



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MICHAEL G. WILLIAMSON  
United States Bankruptcy Judge

cc: Robert E. Tardif Jr., Trustee, Post Office Box 2140, Fort Myers, FL 33902  
Assistant United States Trustee, 501 E. Polk Street, Suite 1200, Tampa, FL 33602  
Ulrich Felix Anton Engler and Private Commercial Office Inc, 1217 Cape Coral Parkway # 121, Cape Coral, FL 33904  
Francis and Christine Garus, 62 Dellwood Road, Amherst, New York 14226  
Internal Revenue Service, Insolvency Unit/Special Procedures, P.O. Box 17167, Stop 5760, Plantation, FL 33318  
United States Attorney General, U.S. Dept. of Justice, Tax Division, Ben Franklin Station, P.O. Box 14198,  
Washington, DC 20044  
District Counsel, Internal Revenue Service, 51 S.W. First Avenue, Room 1114, Miami, FL 33130  
United States Attorney's Office, ATTN: Civil Process Clerk, 400 North Tampa Street, Suite 3200, Tampa, FL 33602  
Michael J. Kearns, Dept. of Justice, Tax, Division, P.O. Box 14198, Washington, DC 20044  
Internal Revenue Service, Atlanta Service Center, P.O. Box 47-421, Doraville, GA 30362  
All parties registered on the Court's CM/ECF System