

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



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

CERTIFICATE OF NOTICE

District/off: 113A-9
Case: 08-04360

User: djohnson
Form ID: pdfdoc

Page 1 of 1
Total Noticed: 8

Date Rcvd: Jan 10, 2011

The following entities were noticed by first class mail on Jan 12, 2011.

db +Ulrich Felix Anton Engler, Private Commercial Office, Inc.(08-4365),
PCO Client Management, Inc (Non-Debtor), (Substantively Consolidated),
1217 Cape Coral Parkway, Apt. 121, Cape Coral, FL 33904-9604
+Francis and Christine Garus, 62 Dellwood Road, Amherst, NY 14226-2411
++INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346,
PHILADELPHIA PA 19101-7346
(address filed with court: IRS, PO Box 17167, Stop 5760, Plantation, FL 33318)
++INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346,
PHILADELPHIA PA 19101-7346
(address filed with court: District Counsel, IRS, 51 SW First Ave Room 1114,
Miami, FL 33130)
++INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346,
PHILADELPHIA PA 19101-7346
(address filed with court: IRS, Atlanta Service Center, PO Box 47-421,
Doraville, GA 30362)
+Mcihael J Kearns, US Dept of Justice Tax Division, PO Box 14198, Washington, DC 20044-4198
+US Attorney General, US Dept of Justice Tax Division, Ben Franklin Station, PO Box 14198,
Washington, DC 20044-4198
19548090 ++INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346,
PHILADELPHIA PA 19101-7346
(address filed with court: Internal Revenue Service, Attn Chief Insolvency, PO Box 21126,
Philadelphia PA 19114)

The following entities were noticed by electronic transmission.

NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Addresses marked '++' were redirected to the recipient's preferred mailing address
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 12, 2011

Signature:

