

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 Matthew and Laura Orr, or their assigns (Doc. 542), and the Court having reviewed the motion and 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 Matthew and Laura Orr, or their assigns, for the sum of \$615,000.00, free and clear of liens:

Lot 23, Block 13, Teton Springs Golf and Casting Club (8 Cold Springs Lane, Victor, Idaho 83455), together with all furnishings and personal property located within the property

and it is further

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

- | | | |
|----|---|--------------|
| 1. | All Season Resort Realty/Cooperating Broker, if any | \$ 30,750.00 |
| 2. | Other customary closing costs to the Trustee, as Seller, including: | |
| | a. Title Insurance | \$ 2,200.00 |
| | b. Escrow Fee | \$ 950.00 |
| | c. Documentary Stamps | \$ 24.00 |
| | d. Condo Assessments of approximately | \$ 2,000.00 |
| | e. Reasonable and customary closing costs not to exceed | \$ 200.00 |
| | f. Prorated taxes, back taxes, assessments of approximately | \$ 15,000.00 |

and it is further

ORDERED, ADJUDGED and DECREED that the purported liens of creditors and parties in interest not identified as being paid 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 20, 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 (electronically)
Matthew And Laura Orr, 455 W. Broadway # B, Jackson, WY 83001
Ulrich Felix Anton Engler, 1217 Cape Coral Parkway, Apartment 121, Cape Coral FL 33904
Internal Revenue Service, Insolvency Unit/Special Procedures, Post Office Box 17167, Stop 5760, Plantation, FL 33318
U.S. 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 33602-4798
Michael J. Kearns, Dept of Justice, Tax Division, Post Office Box 14198, Washington, DC 20044
Internal Revenue Service, Atlanta Service Center, P. O. Box 47-421, Doraville, GA 30362

CERTIFICATE OF NOTICE

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

User: djohnson
Form ID: pdfdoc

Page 1 of 1
Total Noticed: 7

Date Rcvd: Jan 20, 2011

The following entities were noticed by first class mail on Jan 22, 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

++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)

Matthew and Laura Orr, 455 W Broadway #B, Jackson, WY 83001

+Michael J Kearns, 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 BOXz 14198,
Washington, DE 20044-4198

+US Attorney's Office, attn: Civil PProcess Clerk, 400 N Tampa Street Suite 3200,
Tampa, FL 33602-4774

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 22, 2011

Signature:

