

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.

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**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 Station Grill, LLC, or its assigns (Doc. 723), 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 Station Grill, LLC, or its assigns, for the sum of \$131,000.00, free and clear of liens:

**A portion of Lot 5, Block 7 of the City of Victor, Idaho – Tax # 757 (6 N. Main Street, Victor, Idaho 83455), together with all 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. Andrea Loban/Grand Targhee Realty and cooperating Broker, if any \$ 7,866.00
2. Other customary closing costs to the Trustee, as Seller, including:
  - a. Title Insurance \$ 800.00
  - b. Closing & Related Settlement and Recording Fees \$ 700.00
  - c. Reasonable and customary closing costs not to exceed \$ 500.00
  - d. Water/Sewer Assessments & Utilities \$ 3,800.00
  - e. Prorated taxes, back taxes, assessments of approx \$ 4,500.00

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, including the interest, if any, of Congro Finanz, AG, Primus GmbH and Hima AG .

DONE and ORDERED at Tampa, Florida on October 07, 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 (electronically)  
Station Grill, LLC, P.O. Box 861, Victor, Idaho 83455  
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