

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 Royal Southwest Holdings, LLC, or its assigns (Doc. 762), 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 Royal Southwest Holdings LLC, or its assigns, for the sum of \$8,500.00, free and clear of liens:

Lots 59 – 61, Block 3752, Unit 51, Cape Coral – 111 N.W. 24th Avenue, Cape Coral, Florida (Vacant lots)

and it is further

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

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|----|---|-------------|
| 1. | Jessie Leopard PA/Remax Realty and cooperating Broker, if any | \$ 1,000.00 |
| 2. | Other customary closing costs to the Trustee, as Seller, including: | |
| | a. Title Insurance | \$ 0.00 |
| | b. Closing & Related Settlement and Recording Fees | \$ 150.00 |
| | c. Documentary Stamps | \$ 60.00 |
| | d. Condo Assessments of approximately | \$ 0.00 |
| | e. Reasonable and customary closing costs not to exceed | \$ 100.00 |
| | f. Prorated taxes, back taxes, assessments of approx | \$ 375.00 |

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 18, 2012.



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)
Royal Southwest Holdings, LLC, 135 SW 39th Place, Cape Coral, FL 33991
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