

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:

_____	:	Case No. _____ JAD
_____	:	
Debtor(s)	:	Chapter ____
_____	:	
_____	:	
Movant,	:	
v.	:	Related to Document No. ____
_____	:	
_____	:	
Respondent.	:	

[includes all Respondents holding liens]

**ORDER AUTHORIZING PUBLIC SALE AUCTION OF REAL OR
PERSONAL PROPERTY FREE AND DIVESTED OF LIENS**

This ___ day of _____, 20__, on consideration of the " _____
_____'s Motion For Public Sale of Property Free and Divested of Liens" at public auction sale,
after hearing held this date on said Motion, in Courtroom (Location Of Hearing) the Court
finds:

1. That service of the Notice of Hearing and Motion for Public Sale of Property Free
an Divested of Liens, was effected on the following secured creditors whose liens are recited in said
Motion for Public Sale, viz:

DATE OF SERVICE

NAME OF LIENOR AND SECURITY

*(actual date of service
for each lienor)*

(Identify lienor and specifics of claim)

2. That sufficient notice of said hearing and sale, together with the confirmation
hearing thereon, was given to the creditors and parties in interest by the Movant as shown by
the certificates of service duly filed.

3. That said sale hearing was duly advertised in the _____
_____ on _____ and the _____ Legal
Journal on _____, as shown by Proofs of Publication to be filed
upon receipt of same from the above publications.

4. That at the sale hearing no valid objections to the sale were made.

5. That the public auction sale is the best means of obtaining a full and fair price for the property in question, described as follows:

(description of property sold)

It is **ORDERED** that the Movant is authorized to proceed with a public auction sale of the above property, to be conducted on _____ ***(day of week & date)*** ***commencing at*** _____ ***A.M./P.M*** at the current location of the subject property at _____ ***(address)***.

FURTHER ORDERED, that the above recited liens, be, and they hereby are, transferred to the proceeds of sale, if and to the extent they may be determined to be valid liens against the sold property; that the within decreed sale shall be free, clear and divested of said liens; and, that after due notice to the lien creditors and no objection having been made, the costs of sale of the within bankruptcy proceedings (including attorneys fees, auctioneer fees and costs, normal closing costs, and the costs of maintaining and preserving the property) shall be paid in advance of any distribution to said lien creditors or any creditors claiming an interest in the property.

FURTHER ORDERED that the sale will be confirmed without further hearing on the recommendation of the Movant filed with the Court within five (5) days of the sale, and closing on the property shall occur within ten (10) days of receipt of the Final Order approving the auction if no objections are made known to the Court and the Movant by the close of bidding on the property.

FURTHER ORDERED that Movant shall file a report of sale within ten (10) days after the sale.

FURTHER ORDERED that the Movant shall immediately serve a copy of the within Order on each Respondent (i.e., each party against whom relief is sought) and its attorney of record, if any; upon any attorney or party who answered the motion or appeared at the hearing; the attorney for the debtor; the purchaser, or the attorney for the purchaser, if any, and, file a certification of service within five (5) days.

JEFFERY A. DELLER
United States Bankruptcy Judge

CASE ADMINISTRATOR TO MAIL:

cc: Office of the U.S. Trustee
Trustee
Movant's Attorney
Debtor(s)
Counsel For The Debtor(s)