

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

IN RE:

DEBTOR'S NAME : Case No. - JCM  
*Debtor(s)* : Chapter 7/11/13

MOVANT'S NAME :  
*Movant,* :

v. : Related to Document No.

RESPONDENT'S NAME :  
*Respondent.* :

**PUBLIC AUCTION SALE CONFIRMATION ORDER**

*AND NOW*, this \_\_\_\_ day of \_\_\_\_\_, 20, upon filing of the *Motion Requesting Sale Confirmation* which also includes a *Report of Sale* (Doc. \_\_\_\_ ) in regards to the public auction sale held on \_\_\_\_\_, 20, and no objections having been made to the sale, or if made, either withdrawn or resolved, consistent with the terms of the prior *Order* authorizing the public auction sale and upon recommendation of Movant,

It is hereby ***ORDERED, ADJUDGED and DECREED*** that:

(1) The results of the public auction sale of property identified in the *Motion* and accompanying Report of Sale filed by Movant are hereby ***APPROVED***, in all respects, in the amounts set forth in the *Motion* and accompanying Report of Sale. Upon entry of the within

*Order* all liens previously identified, if any, are transferred to the proceeds of sale.

(2) Upon recommendation of the Movant, the property identified and title to the same is finally transferred to the respective purchasers identified in the *Motion* and accompanying Report of Sale, free, clear and divested of said liens and without any claims as to title, unless ***Objections*** to the *Motion* and accompanying Report of Sale were timely filed, as set forth below, and ultimately sustained by the Court by separate order.

(3) ***On or before 14 days from the date of the within Order***, assuming appropriate service of this *Order* as required in Paragraph 5, below, any ***Objections*** to the *Report* shall be filed. In the event no *Objections* are timely filed, the Trustee is authorized to make payment of the fees, costs and expenses referred to in Paragraph 4, below, without further notice, hearing or court order.

(4) Subject to Paragraph 3, above, the Movant, or the Auctioneer, if the Auctioneer is in possession of the total fees and costs he is owed in escrow, is authorized to make payment to \_\_\_\_\_ (*Auctioneer name*) \_\_\_\_\_ of the previously requested auctioneer fee in the amount of \$ \_\_\_\_\_ plus \$ \_\_\_\_\_ for reimbursement of advertising costs and expenses. Request for payment of any other fees and/or costs claimed is to be approved by separate order upon application, notice and hearing.

(5) The following expenses/costs shall immediately be paid at the time of closing. *Failure of the Closing Agent to timely make and forward the disbursements required by this Order will subject the Closing Agent to monetary sanctions*, including among other things, a fine or the imposition of damages after notice and hearing, for failure to comply with the above

terms of this Order. ***Except as to the distribution specifically authorized herein, all remaining funds shall be held by Counsel for the Movant/ Trustee, pending further Order of this Court after notice and hearing:***

- (1) The following lien(s)/claim(s) and amounts: \_\_\_\_\_;
- (2) Delinquent real estate taxes, if any;
- (3) Current real estate taxes, pro-rated to the date of closing, if applicable;
- (4) The costs of local newspaper advertising in the amount of \$\_\_\_\_\_;
- (5) The costs of legal journal advertising in the amount of \$\_\_\_\_\_;
- (7) Court approved attorney fees in the amount of \$\_\_\_\_\_;
- (9) Other: \_\_\_\_\_.

(6) Movant shall ***IMMEDIATELY*** serve a copy of the within *Order* on each Respondent, its attorney of record, and any other interested party, and any attorney having entered an appearance in this matter, and ***within five (5) days of the date of this Order***, file a Certification of Service.

(7) ***Within seven (7) days of the date of this Order***, the Movant/Plaintiff shall serve a copy of the within *Order* on each Respondent/Defendant (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 Closing Agent, the Purchaser, and the attorney for the Purchaser, if any, and file a certificate of service.

(8) ***Closing shall occur within thirty (30) days of this Order.***

(9) This *Public Auction Sale Confirmation Order* survives any dismissal or conversion of the within case.

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John C. Melaragno, Judge  
United States Bankruptcy Court

Case Administrator to serve:  
Office of the U.S. Trustee  
Movant