

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF VERMONT**

In re:

[Enter Debtor(s) Name(s) Here],
Debtor(s).

Chapter ____
Case # _____

ORDER

APPROVING SALE PURSUANT TO 11 U.S.C. § 363(f) AND VT. LBR 6004-1

This matter is before the Court on the *[Debtor's motion or Trustee's notice of intent]* to sell real property located at *[insert description and address]* (the "Property") pursuant to 11 U.S.C. § 363(f) and Vt. LBR 6004-1. The Court finds *[the Movant]* has given sufficient notice to all parties entitled to notice and has shown good cause for this relief. The Court specifically finds that with respect to every entity that claims an interest in the Property:

- ___ (a) applicable nonbankruptcy law permits sale of the Property free and clear of such interest;
- ___ (b) the entity consents;
- ___ (c) the price at which the Property is to be sold of \$_____ is greater than the aggregate value of all liens on the Property of \$_____;
- ___ (d) such interest is the subject of a bona fide dispute; or
- ___ (e) the entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of its interest.

Additionally, no objection has been filed or any objection that was filed has been overruled or withdrawn.

Therefore, IT IS HEREBY ORDERED that the *[Movant's]* proposed sale of the *[Debtor's or bankruptcy estate's]* interest in the Property is approved.

IT IS FURTHER ORDERED that the Property will be sold to *[names of the purchasers]* (the "Purchasers") of *[city and state in which the Purchasers reside]* for the price of \$_____, and will result in net proceeds to the bankruptcy estate in the amount of \$_____.

IT IS FURTHER ORDERED that the Purchasers, who made a deposit of \$_____ on *[date]*, will pay the balance due, in the amount of \$_____ at closing, and that closing shall take place on or before *[date]*, unless the date is changed by agreement between the movant and the Purchasers.

IT IS FURTHER ORDERED that the *[Movant]* shall convey title to the Property to the Purchasers, by *[description of deed]*, at closing, free and clear of the following liens and interests.

Name and address of entity claiming an interest	Date interest /lien created/ recorded	Recording reference (town, book, page and date)	Original amount of claim	Outstanding balance of claim

IT IS FURTHER ORDERED that the Debtor(s) and the case trustee shall execute any instrument necessary to effectuate transfer of the Property.

SO ORDERED.

_____, 20__
Burlington, Vermont

Colleen A. Brown
United States Bankruptcy Judge