**UNITED STATES BANKRUPTCY COURT**

**DISTRICT OF VERMONT**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

In re:

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Chapter \_\_\_**

**Debtor(s). Case # \_\_\_\_\_\_\_\_**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ORDER**

**Approving Sale of Property, Pursuant to 11 U.S.C.** § **363(f)**

This matter is before the Court on the *[specify either debtor’s motion or trustee’s notice of intent]* (the “Movant”) to sell the following property: *[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 FURTHER FINDS that with respect to every entity that claims an interest in the Property:

\_\_\_ (a) applicable non-bankruptcy 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) [*specify entity*]’s interest is the subject of a bona fide dispute; or

\_\_\_ (e) [*specify 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Additionally, no objection has been filed or any objection that was filed has been overruled or withdrawn.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 *[Movant’s]* motion to sell the *[debtor’s or bankruptcy estate’s]* interest in the Property is granted.

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 document of conveyance]*, at closing, free and clear of the following liens and interests.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name and address of each entity claiming an interest in the Property, and nature of each such claimed interest | Date the interest or lien was created and/or recorded | Recording reference (town, book, page) and date interest was recorded | Original amount  of claim | Outstanding balance of claim |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

IT IS FURTHER ORDERED that the debtor and 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