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United States Bankruptcy Court

For the NORTHERN District of INDIANA

I, SHARON A. JAMES

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in and for said District, do hereby certify that the attached copy of

OF REAL ESTATE is Document is the property of
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ORDER AUTHORIZING SALE

Clerk of Bankruptcy Court

STATE OF INDIANA'S S.H.C.
FILED FOR
LAKE COUNTY
JUN 30 4 18 PM '93
S.H. RECORDER

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in the case of GEORGE STEVEN & RUTH ANN KOCHIS

debtor, No. 91-60806 has been compared with the original thereof and that it is a complete and correct copy of such original as it appears of record and on file in my office.

In testimony whereof I have hereunto set my hand at 630 Connecticut St., Gary IN 46402

in said District, this 22nd day of June, 1993

FILED

SHARON A. JAMES

Clerk of Bankruptcy Court

JUN 23 1993

Marylyn J. Johnson
Deputy Clerk

Anna N. Anton
AUDITOR LAKE COUNTY

[Seal of the U.S. Bankruptcy Court]

Date of issuance: JUN 22 1993

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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF INDIANA
HAMMOND DIVISION AT GARY

IN RE:
GEORGE STEVEN KOCHIS, JR.
SSAN: 310-52-3266
RUTH ANN KOCHIS
SSAN: 308-54-1556

)
)
) Case No: 91-60806
) Chapter 7
)

ORDER AUTHORIZING SALE
OF REAL ESTATE: 7434 MADISON AVENUE,
HAMMOND, INDIANA

This matter before the Court this 17 day of May 1993,
upon Trustee's Motion For Authority To Sell Real Estate "Free and Clear"
Pursuant to 11 USC 363, Trustee appears by Counsel and submits the consents
of Mercantile National Bank, First Federal Savings Bank of Indiana and the
consent/waiver of Debtors; and the Court being now duly advised FINDS:

- 1) Due Notice has been given to all creditors;
- 2) The following described real estate is an asset of this estate:

Lot 2, except North 3 feet, Block 4
Homeseeker's addition to Hammond Plat
Book 20, Page 29, Lake County Indiana;
commonly known as 7434 Madison Avenue,
Hammond, Indiana, Real Estate Tax Key
#34-139-2
- 3) The legal title to said real estate is held in the name of Mercan-
tile National Bank, as Trustee of Trust #5319, dated February 28, 1991.
- 4) Debtors are the beneficial owners of said Trust #5319.
- 5) First Federal Savings Bank of Indiana has a valid perfected first
priority secured claim lien and mortgage upon, and against said real estate.
- 6) First Federal has consented to said sale; and has consented to
assumption of its mortgage by Buyers.
- 7) Debtors have waived any claim to exemptions.

8) Mercantile National Bank has consented to said sale, subject to its lien attaching to the proceeds of said sale.

9) The Buyers, Wayne Micka and Thelma M. Gibbs, as equal tenants in common, are good faith purchasers.

10) The sale of the real estate commonly known as 7434 Madison Avenue, Hammond, Indiana is in the best interest of this estate and creditors.

11) Trustee's proposed sale should be approved.

IT IS THEREFORE ORDERED AND DECREED that Trustee Kenneth A. Manning is hereby authorized and directed to sell the real estate known as:

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Lot 2, except North 3 feet, Block 4
Homeseeker's addition to Hammond Plat
Book 20, Page 29, Lake County Indiana;
commonly known as 7434 Madison Avenue,
Hammond, Indiana, Real Estate Tax Key
#34-139-2

to Wayne Micka and Thelma M. Gibbs, tenants in common, each as to an undivided 1/2 interest.

FURTHER ORDERED said sale by Trustee shall include the entire beneficial interest of Debtors in Mercantile National Bank, as Trustee of Trust #5319, dated October 5, 1990.

FURTHER ORDERED said sale shall be subject to the outstanding lien and mortgage of First Federal Savings Bank of Indiana; which lien and mortgage Buyers have assumed subject to consent of First Federal Savings Bank of Indiana.

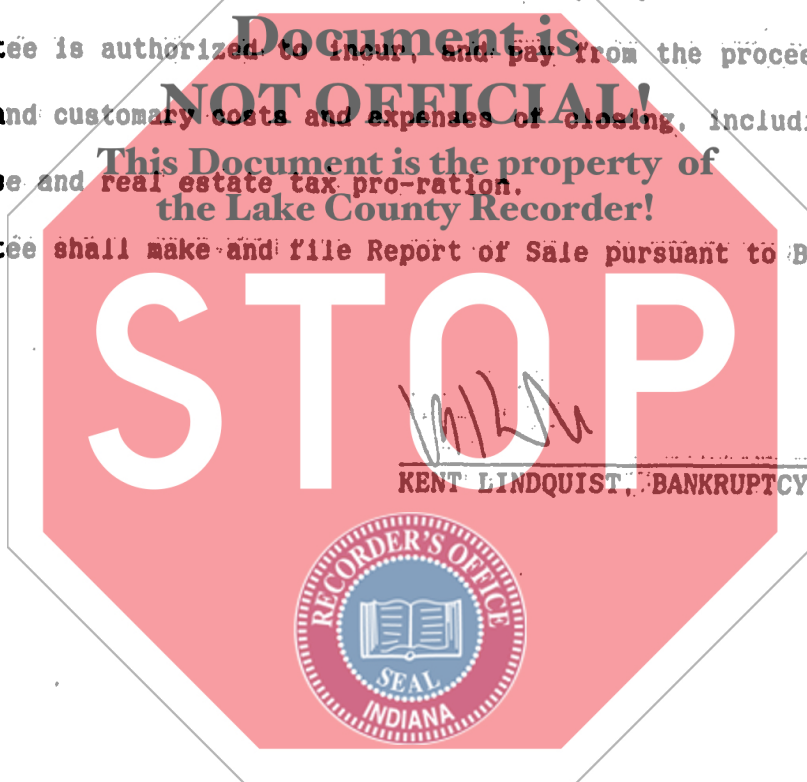
FURTHER ORDERED, pursuant to 11 USC 363 (b) and (f), such sale shall be "free and clear" of all liens, interest and encumbrances of Debtors and this estate; the claim and lien of Mercantile National Bank, pursuant to its assignment of beneficial interest dated October 5, 1990, shall attach to the

proceeds of this sale; subject to final determination and order of this Court as to its secured status, priority and validity of its lien.

FURTHER ORDERED Trustee's Deed, attached hereto, is hereby examined and approved. Pursuant to this Court Order, and pursuant to 11 USC 363 (m), the Buyers Wayne Micka and Thelma M. Gibbs, tenants in common, each as to an undivided 1/2 interest, are good faith purchasers; Trustee shall deliver his Trustee deed to Buyers instantner upon payment by Buyers.

Trustee is authorized to incur, and pay from the proceeds of said sale the usual and customary costs and expenses of closing, including title insurance expense and real estate tax pro-ration.

Trustee shall make and file Report of Sale pursuant to B.R. 6004.



Order prepared by Attorney for Trustee at request of, and review by, Court.

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF INDIANA
HAMMOND DIVISION AT GARY

In Re:)
George Steven Kochis, Jr.)
Ruth Ann Kochis) Case No. 91-60806
Debtors)

ORDER APPROVING STIPULATION
REGARDING SALE OF ESTATE ASSETS

This matter before the Court on stipulation Agreement between
Trustee, Kenneth A. Manning and Mercantile National Bank by its
Vice President and by counsel. stipulation has been filed.

This Court accepted and approved same at pre-hearing
conference held June 11, 1992.

IT IS THEREFORE ORDERED AND DECREED that said stipulation is
hereby approved.

Dated: _____

June 11, 1992



[Signature]
Kent Lindquist Bankruptcy Judge

Order prepared by Kenneth A. Manning, Trustee at direction of Court.