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**UNITED STATES BANKRUPTCY COURT  
Central District of California**

I hereby attest and certify that on June 12, 2002 the  
attached reproduction(s), containing 6 pages, is a  
full, true and correct copy of the complete document entitled:

**Document is NOT OFFICIAL!**  
SV99-12401-KL  
Order Approving Sale of  
Real Property  
This Document is the property of  
the Lake County Recorder!

which includes:  Exhibits  Attachments

on file in my office and in my legal custody at the marked location:

- 300 North Los Angeles Street  
Los Angeles, CA 90012
- 3420 Twelfth Street, Suite 125  
Riverside, CA 92501-3819
- 411 West 4th Street, Suite 2074  
Santa Ana, CA 92701-4593
- 1415 State Street  
Santa Barbara, CA 93101-2511
- 21041 Burbank Boulevard  
Woodland Hills, CA 91367



**Jon D. Ceretto, Clerk of Court**

By: 

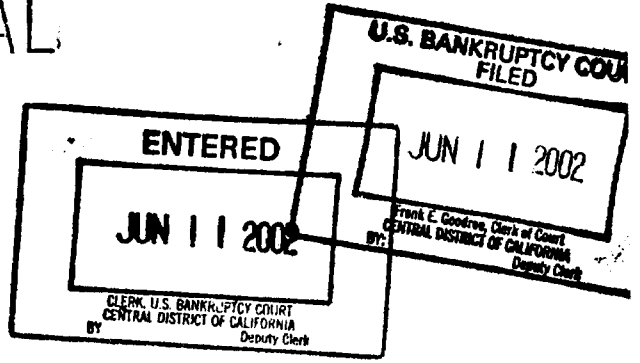
Deputy Clerk

**THIS CERTIFICATION IS VALID ONLY WITH THE  
UNITED STATES BANKRUPTCY COURT SEAL.**

Return to:  
INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN 2720815  
CROWN POINT, IN 46307

2100  
M.V.  
CK # 17994

ORIGINAL



1 16974-323  
2 PETER A. DAVIDSON (State Bar No.: 76194)  
3 REIN EVANS & SESTANOVICH LLP  
4 1925 Century Park East, 16<sup>th</sup> Floor  
5 Los Angeles, CA 90067  
6 (310) 551-3100  
7 (310) 551-0238

8 Attorneys for Byron Z. Moldo, Chapter 7 Trustee

*OK to Expedite*

9 UNITED STATES BANKRUPTCY COURT  
10 CENTRAL DISTRICT OF CALIFORNIA, SAN FERNANDO VALLEY DIVISION

11	In re:	)	Case No. SV 99-12461-KL
12		)	Chapter 7
13	JOSEPH WALTER JACKSON AND	)	Jointly Administered
14	KATHERINE ESTHER JACKSON,	)	[SV 99-12461-KL]
15	JERMAINE LAJUANE JACKSON, and	)	[SV 99-11523-KL]
16	TARIANO ADARYLL JACKSON,	)	[SV 99-12380-KL]
17	Debtors.	)	
18		)	<b>ORDER APPROVING SALE OF REAL</b>
19		)	<b>PROPERTY LOCATED AT 2300</b>
20		)	<b>JACKSON STREET, GARY, INDIANA</b>
21		)	<b>FREE AND CLEAR OF CERTAIN LIENS</b>
22		)	<b>AND INTERESTS</b>
23		)	Date: June 11, 2002
24		)	Time: 10:00 a.m.
25		)	Ctrm: 301

26 The motion of Byron Z. Moldo, Chapter 7 Trustee for Joseph Walter Jackson and  
27 Katherine Esther Jackson for an order approving the Trustee's sale of the real property located  
28 at 2300 Jackson Street, Gary, Indiana, the legal description of which is attached hereto as  
Exhibit "A", (the "Property"), free and clear of a purported attorney's lien recorded in favor of  
Oxman and Jaroscak and/or R. Brian Oxman and free and clear of any lis pendens, liens,  
claims or encumbrances asserted by Oxman and Jaroscak and/or R. Brian Oxman or Segye  
Times, Inc. with regard to the Property, with said liens or interests to attach to the net proceeds

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*n.24/1*

1 from the sale, came on for hearing, having been duly noticed, on June 11, 2002 at 10:00 a.m.  
2 in Courtroom 301 of the above entitled Court.

3 The Court having reviewed the Trustee's Notice of Motion and Motion, the  
4 Memorandum of Points and Authorities thereto, the Trustee's Declaration, the Contract for  
5 Sale of Real Property which form the basis of the Trustee's motion; having heard argument of  
6 counsel thereon, and good cause appearing therefore, the Court finds:

7 (a) The Court has jurisdiction over the motion pursuant to 28 U.S.C. §157 and  
8 §1334, and this matter is a core proceeding pursuant to 28 U.S.C. §157(b)(2)(A).

9 (b) The statutory predicate for the relief sought by the Trustee in his motion are  
10 §§105(a), 363(b) and 363(m).

11 (c) The Trustee has demonstrated good, sufficient and sound business purpose and  
12 justification, and compelling circumstances, for the Trustee's motion and the proposed sale of  
13 the Property to the proposed buyer.

14 (d) The terms and conditions of the proposed sale are fair and reasonable.

15 (e) The buyer is a good faith buyer under 11 U.S.C. §363(m) and, as such, is entitled  
16 to all the protections afforded thereby. The Trustee and the buyer are acting at arms length and  
17 in good faith within the meaning of 11 U.S.C. §363(m).

18 (f) As evidenced by the affidavits of service, proper, timely and adequate and  
19 sufficient notice of motion has been given.

20 (g) The granting of the Trustee's motion at this time is in the best interests of the  
21 Estates and their creditors.

22 IT IS THEREFOR ORDERED:

23 1. The Trustee's motion is granted.

24 2. The Trustee's sale of the Property to Michael J. Jackson for \$25,000.00 is  
25 approved.

26 3. The sale of the Property to Michael J. Jackson is on an "as is, where is" basis,  
27 with no representations or warranties being made by the Trustee.

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4. The sale of the Property to Michael J. Jackson is free and clear of any purported attorney's lien recorded in favor of Oxman and Jaroscak and/or R. Brian Oxman and free and clear of any lis pendens, liens, claims or encumbrances asserted by Oxman and Jaroscak and/or R. Brian Oxman or Segye Times, Inc. with regard to the Property, with said liens or interests to attach to the net proceeds from the sale to the same extent and priority as may currently exist.

5. The Trustee is authorized to execute such documents and take such action as he deems appropriate to close and conclude the sale of the Property to the buyer.

DATED: 6-11-02.

*Kathleen T. Lax*  
KATHLEEN T. LAX  
United States Bankruptcy Judge



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39.2 FEET BY PARALLEL LINES OFF THE NORTH SIDE OF LOTS 1, 2, 3 AND 4  
AND THE NORTH 39.2 FEET OF THE EAST 15 FEET OF LOT 5, BLOCK 5, SCHOOL  
SITE ADDITION TO GARY, AS SHOWN IN PLAT BOOK 13, PAGE 17, IN LAKE  
COUNTY, INDIANA.

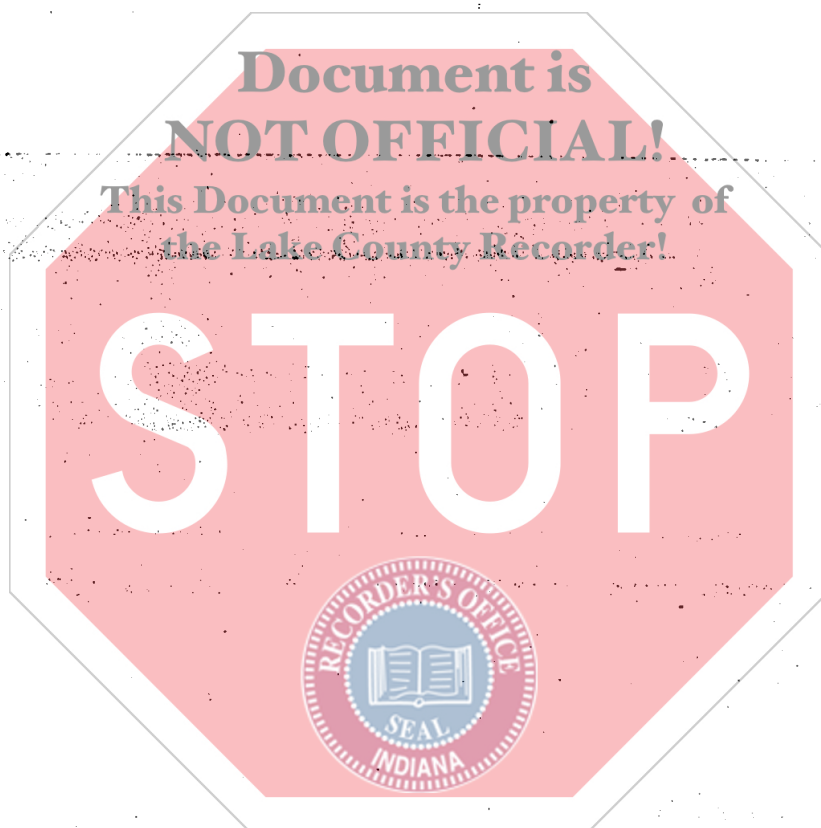


EXHIBIT A

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**NOTE TO USERS OF THIS FORM:**

Physically attach this form as the last page of the proposed Order or Judgment.  
Do not file this form as a separate document.

In re JOSEPH WALTER JACKSON AND KATHERINE ESTHER JACKSON, JERMAINE LAJUANE JACKSON, and TARIANO A. JACKSON, Debtor.	CHAPTER <u>7</u> CASE NUMBER: SV 99-12461-KL
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**NOTICE OF ENTRY OF JUDGMENT OR ORDER  
AND CERTIFICATE OF MAILING**

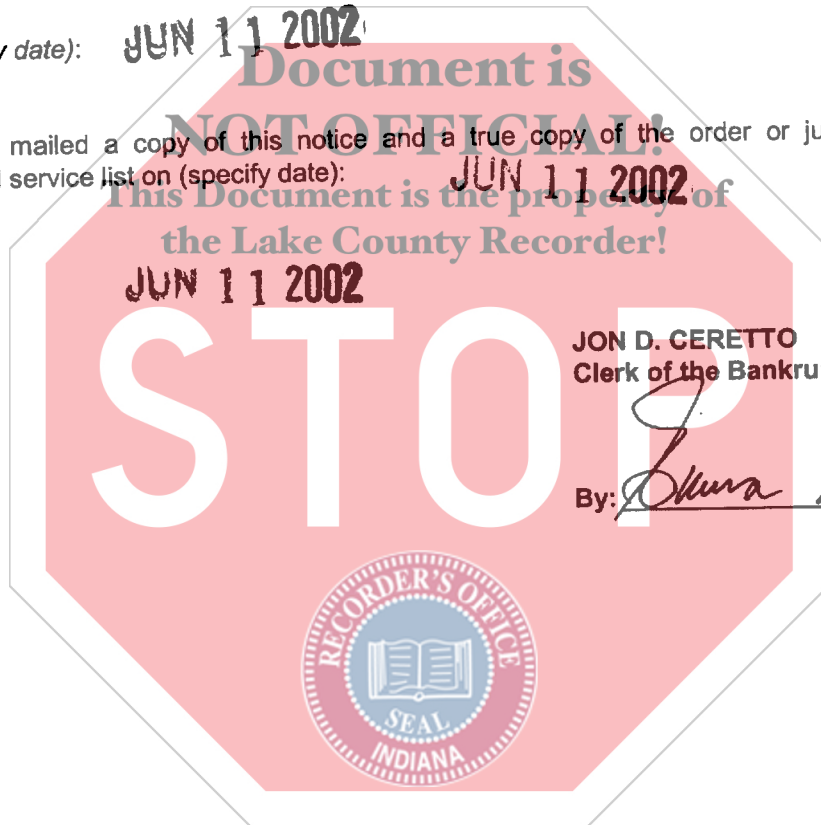
TO ALL PARTIES IN INTEREST ON THE ATTACHED SERVICE LIST:

1. You are hereby notified, pursuant to Local Bankruptcy Rule 9021-1(a)(1)(E), that a judgment or order entitled  
(specify):  
ORDER APPROVING SALE OF REAL PROPERTY LOCATED AT 2300 JACKSON STREET, GARY,  
INDIANA FREE AND CLEAR OF CERTAIN LIENS AND INTERESTS

was entered on (specify date): JUN 11 2002

2. I hereby certify that I mailed a copy of this notice and a true copy of the order or judgment to the persons and  
entities on the attached service list on (specify date): JUN 11 2002

Dated:



JON D. CERETTO  
Clerk of the Bankruptcy Court

By: *Laura Bongalies*  
Deputy Clerk

SERVICE LIST

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United States Trustee's Office  
21051 Warner Center Lane #115  
Woodland Hills, CA 91367

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Maureen Jarosack, Esq.  
Oxman & Jarosack  
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Los Angeles, CA 90067

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