

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL.

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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF INDIANA
HAMMOND DIVISION

IN RE:

CRYSTAL A. HACKER,
Debtor.

BANKRUPTCY NO. 13-20591

ORDER AUTHORIZING SALE FREE AND CLEAR OF LIENS

Debtor having filed her Motion for Order Approving Sale Free and Clear of Liens, and notice having been provided to all creditors and parties in interest, and no objections having been filed, the Court does now grant such Motion.

So Ordered. Debtor is authorized to sell her residence commonly known as 1368 Iowa Street, Crown Point, Indiana 46307, legally described as: 45-16-26-200-000-041

The North half of the Southwest Quarter of the Northeast Quarter of Section 26, Township 34 North, Range 8 West of the Second Principal Meridian, except the West 540 feet of the South 270 feet, also except that part of said tract lying within the North 1416 feet of said Northeast Quarter, in Lake County, Indiana.

to purchaser Aaron Hacker, pursuant to the accepted purchase agreement dated September 30, 2013, which was attached to Debtor's Motion, for the purchase price of \$245,000.00.

The Court finds the purchaser, Aaron Hacker, is a good faith purchaser of the above described property, and as such shall be afforded all protections pursuant to 11 U.S.C. § 541.

The Court finds that it is in the best interests of the creditors to sell the above described property, with the sums tendered to the Chapter 13 Trustee, Paul R. Chael for distribution and payment to unsecured creditors of 100% of their claim pursuant to Debtors' plan.

The sale shall be free and clear of all liens and encumbrances previously attached to the above real estate, with liens and encumbrances to attach to the proceeds of this sale. From the proceeds of the sale, the following payments are authorized to be made at closing:

- a. To the first mortgage-holder, Bank of America, in an amount necessary to satisfy the first mortgage, which is to be provided by Creditor at closing;
- b. To Debtor, Crystal hacker, pursuant to her properly claimed homestead exemption in an amount not to exceed \$15,000.00; with
- c. An amount necessary to satisfy all ordinary and necessary expenses of closing;

HOLD FOR MERIDIAN TITLE

13-39816

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STATE OF INDIANA
LAKE COUNTY
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MICHAEL B. SHERWIN
RECORDER

- d. A sum payable to the Trustee to satisfy the unsecured claims filed in this action in their entirety; and
- e. The amount necessary to satisfy all real property taxes, sewage assessments, and special assessments constituting a lien against the subject real estate, if any.

The balance of the sale proceeds, after deduction of only the payments designated in the immediately preceding paragraph, shall be delivered to Debtor.

Within ten (10) days of completion of the sale, a Report of Sale shall be filed pursuant to Fed. R. Bankr. P. 6004(1) and N.D. Ind. L.B.R. B-6004-1(c).

SO ORDERED THIS 10 DAY OF Nov, 2013.

HL
JUDGE, United States Bankruptcy Court

