

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

In re: : Chapter 13
: :
JOSEPH H. DEBTOR : :
: :
: :
Debtor(s) : Bankruptcy No. 20-00000 XXX

ORDER

AND NOW, this _____ day of _____, 202__, upon consideration of the Motion to Sell Real Property filed by debtor, notice to all interested parties, the filing of any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that debtor is authorized to sell his/her real property located at _____ (“Property”), for the sale price of \$ _____, pursuant to the terms of a certain real estate agreement of sale dated as of _____, to the buyer(s) thereunder, _____ (“Buyer”), who have been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed substantially in the following manner:

1. Ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters \$ _____
2. Liens paid at closing - \$ _____
3. Real estate taxes, sewer, trash and/or other such items \$ _____
4. Property repairs, if any \$ _____
5. Real estate commission, at no greater than 6% \$ _____
6. Attorneys’ fees, if any \$ _____
7. Any small (less than \$300) allowances agreed to be made

	to Buyer to settle any unforeseen dispute arising at settlement	\$ _____
8.	Other	\$ _____
	TOTAL	\$ _____

After paying all liens in full and all costs of sale, the title clerk shall pay to William C. Miller, Chapter 13 trustee, the balance of the sales proceeds, if any, which are anticipated to be approximately \$ _____, to be held by the standing trustee as a special receipt, to be available under debtor's plan for distribution to unsecured creditors. Debtor shall immediately amend his plan, consistent with this Order and the sale of the Property.

The title clerk shall fax a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement, and the trustee shall promptly notify the title company of any objections to the sums to be disbursed. The title clerk shall then fax a copy of the disbursement check to the trustee, and shall immediately transmit the actual disbursement check to the trustee by overnight courier.

If this Order is entered prior to confirmation of debtor's chapter 13 plan, debtor shall not be permitted to voluntarily dismiss this case; debtor may, however, convert this case to one under Chapter 7. In the event the case is converted to Chapter 7, any funds remaining in the possession of the standing trustee shall be transferred to the appointed Chapter 7 trustee.

BY THE COURT

**HON.
BANKRUPTCY JUDGE**