

Form JTG15 (07/15)

**United States Bankruptcy Court
Western District of Michigan**
One Division Ave., N.
Room 200
Grand Rapids, MI 49503

IN RE: Debtors (names used by the debtors in the last 8 years, including married, maiden, trade, and address):

Rodney B. Pittman
2624 Brookhaven Dr.
Portage, MI 49024-5636
SSN: xxx-xx-3541
Patricia A. Pittman
2624 Brookhaven Dr.
Portage, MI 49024-5636
SSN: xxx-xx-8293

Debtors

Case Number 13-02626-jtg

Chapter 7

Honorable John T. Gregg

NOTICE TO PARTIES IN INTEREST OF HEARING

YOU ARE HEREBY NOTIFIED that a hearing will be held at the United States Bankruptcy Court, Federal Building, U.S. Courthouse, Room 114, 410 W. Michigan Avenue, Kalamazoo, MI 49007 on **December 16, 2015** at **10:00 AM** to consider and act upon the following matter:

Trustee's Motion for Sale of 6682 Lovers Lane, Portage, MI Under Section 363(f)

If you want the court to consider your views on this matter, attend the hearing on the date stated above.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney. (If you do not have an attorney, you may wish to consult one.)

You or your attorney may wish to file a written response to the motion explaining your position. Any response shall be mailed to the Clerk of the United States Bankruptcy Court, One Division Ave., N., Grand Rapids, Michigan 49503, and should be received by the Clerk at least 7 (seven) days before the above hearing date. A copy of your responses should also be mailed upon the opposing party and his/her attorney.

If you or your attorney do not take these steps, the court may decide to grant the relief sought in the motion and may enter an order granting relief requested.

DANIEL M. LAVILLE
CLERK OF BANKRUPTCY COURT

Dated: November 6, 2015

/s/ _____
Kim Davis
Deputy Clerk

A copy of this notice returned to Thomas C. Richardson, Esq. on November 6, 2015 for service upon the mailing matrix .

NOTICE IS HEREBY GIVEN THAT THE COURT MAY, in its discretion, orally continue or adjourn the above hearing on the record in open court. If this occurs, parties in interest will not be given further written notice of the continued or adjourned hearing. If an entity is not present at the originally scheduled hearing, information regarding the time, date and place of an orally continued or adjourned hearing may be accessed through the Bankruptcy Court's web site (www.miwb.uscourts.gov) provided the person has a PACER login and password, or by visiting the clerk's office of the United States Bankruptcy Court located at One Division Ave., N., 2nd Floor, Grand Rapids MI 49503. Information about a PACER login and password may be obtained by either calling PACER service center between 8:00 a.m. and 5:00 p.m. Monday through Friday, CST at (800) 676-6856 or via its web site at <http://pacer.psc.uscourts.gov>

¹ Aliases for Debtor Rodney B. Pittman : dba Toppsgroup

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN - SOUTHERN DIVISION

* * * * *

IN RE:

RODNEY B. PITTMAN and
PATRICIA A. PITTMAN,

Debtors.

Case No: GK 13-02626
(Chapter 13 filed 3/29/13 and converted
to Chapter 7 on 6/15/15)

HON. JOHN T. GREGG
Bankruptcy Judge

**MOTION FOR SALE OF 6682 LOVERS LANE,
PORTAGE, MI UNDER §363(f)**

Thomas C. Richardson, Trustee, through counsel, moves for sale of 6682 Lovers Lane, Portage,, MI under Bankruptcy Code §363(f) as follows:

1. He is the duly appointed and acting Trustee in this Chapter 13 filed March 29, 2013 and converted to Chapter 7 on June 15, 2015.

2. Included in the assets is real estate located at 6682 Lovers Lane, Portage, Michigan, (“6682 Lovers Lane”) and legally described as:

City of Portage, County of Kalamazoo, and State of Michigan, and particularly described as follows: See attached Exhibit A
Tax Parcel #: 00010-365-0

3. The Trustee has received an offer of \$99,000.00 from Todd Arndt (“Purchaser”). Purchaser is not an insider.

4. The following terms would apply to the sale:

- (a) A copy of the Arndt offer shall be available at the Bankruptcy Court Clerk's Office, One Division Avenue, NW, Room 200, Grand Rapids, MI, for review by interested parties during business hours.
- (b) Bidding will commence at \$100,000.00 with subsequent bids in increments of not less than \$500.00.
- (c) The sale will be on a cash basis with the successful bidder being required to deposit \$1,000.00 with the Trustee (in cash or by cashier's check or other

certified funds) at the conclusion of the bidding and to provide to the Trustee, prior to the sale in Court, proof satisfactory to the Trustee of his/her/its financial ability to close the transaction. The deposit of the successful bidder shall be retained by the Trustee and shall not be refundable in the event the successful bidder fails to close the purchase. No contingent bids shall be received. The total balance of the bid price shall be paid at closing.

- (d) The Estate's interest in 6682 Lovers Lane shall be sold free and clear of all liens, encumbrances, and/or claims therein in accordance with 11 U.S.C. §363(f), with said liens, encumbrances, and/or claims attaching to the sale proceeds in the same order of validity, rank, and priority as now exists in 6682 Lovers Lane. Any and all liens, claims and encumbrances shall be discharged when a copy of a subsequent Order Confirming Sale entered by this Court is recorded along with the Trustee's Deed in the Register of Deeds Office.
- (e) 6682 Lovers Lane will be sold on an "as is, where is" basis, without representation or warranty, express or implied, of any kind, nature or description, including, without limitation, any warranty by description or marketability, merchantability, habitability, or usability, or of fitness for any purpose. The Trustee shall not be required to inspect or test or report on the condition of 6682 Lovers Lane or the existence of any possible defects in 6682 Lovers Lane.
- (f) 2015 real estate taxes shall be pro-rated to closing. Seller shall pay 2014 and prior year taxes.
- (g) The sale of the Estate's interest shall be consummated by the delivery to the Purchaser of a Trustee's Deed without warranty of title. Possession shall be given to the Purchaser at closing which will be by December 18, 2015 or such other date as the parties may agree.
- (h) Arrangements for inspection of 6682 Lovers Lane can be made by contacting Thomas C. Richardson, PO Box 51067, Kalamazoo, MI 49005 (269) 349-7415 or Patrick O'Brien, O'Brien Real Estate, Inc., 527 S. Westnedge Avenue, Kalamazoo, MI 49007 (269) 381-6470.
- (i) Any person objecting to the validity, propriety or legality, and/or having any objection of any kind to the sale as described herein, shall file a written objection to the sale on or before five (5) business days before the date set for the hearing on this Motion and simultaneously serve a copy thereof on the attorney for the Trustee at the addresses listed on this Motion, in accordance with Bankruptcy Rule 6004(b).

5. 6682 Lovers Lane is subject to the mortgage of Talmer Bank which covers 4 separate properties (6682 Lovers Lane, 701 Dwight, 829 Clinton and 1113 Lane Blvd) and was recorded February 14, 2008 in Document 2008-004412. The debt to Talmer Bank is \$117,358.07 plus interest and fees since August 31, 2015. Talmer Bank has agreed to a carve-out of 10% of the gross sale price to the bankruptcy estate in accordance with the Order Approving Stipulation Regarding Sale of Rentals dated October 2, 2015.

6. 6682 Lovers Lane is subject to the following IRS liens:

<u>LIEN AMOUNT</u>	<u>FILED AGAINST</u>	<u>DOCUMENT #</u>
\$65,477.16	Rodney B. Pittman	2008-037929
\$65,477.16	Patricia A. Pittman	2008-037930
\$15,452.15	Rodney B. Pittman	2009-040079
\$15,452.15	Patricia A. Pittman	2011-013322

7. The IRS would receive nothing on the sale since the Talmer Bank mortgage is prior.

8. Trustee has contacted the IRS about the sale. It has not indicated any objection. Trustee is seeking its affirmative consent. 11 U.S.C. §363(f)(2). In the event of foreclosure of the mortgage, the IRS would receive nothing. 11 U.S.C. §363(f)(5).

9. The offer which the Trustee has received is subject to a commission of six percent (6%) to be paid to Patrick O'Brien, O'Brien Real Estate, Inc., conditioned upon the consummation of the sale.

10. Real estate taxes due are approximately \$13,400.00. Real estate transfer taxes on \$99,000.00 would be \$851.40.

11. The Trustee believes that the sale of 6682 Lovers Lane pursuant to the terms herein is in the best interests of the estate and its creditors.

WHEREFORE, Thomas C. Richardson, Trustee, prays:

A. That this Court authorize the sale of 6682 Lovers Lane upon the terms and conditions set forth herein for \$99,000.00, or to any other purchaser for any additional sums as may be bid in open Court.

B. That the Court determine that the Purchaser is a good-faith purchaser for purposes of 11 U.S.C. §363(m).

C. That the Trustee be authorized to execute a Trustee's Deed or such other conveyance document in conformance with the within terms.

D. That the Trustee be authorized, without further Order of this Court, to pay the realtor's commissions, any outstanding taxes on 6682 Lovers Lane, the carve-out to the Bankruptcy Estate, any other costs and expenses needed in order for closing to take place, including customary closing costs and real estate transfer tax and the balance to Talmer Bank.

E. That the Stay of Order under Bankruptcy Rule 6004(h) be waived so that closing may take place immediately since Purchaser and Talmer Bank are anxious to close.

F. For all other relief that this Court finds just and equitable.

LEWIS, REED & ALLEN, P.C.

Dated: 11/4/15

By: /s/
Thomas C. Richardson (P31750)
Attorney for Trustee
P. O. Box 51067
Kalamazoo, MI 49005-1067
(269) 388-7600 Phone
(269) 553-1439 Fax
thomasrichardson2@earthlink.net