UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN

IN RE:

LOA JEAN BLAKE CASE NO.: DK12-02728

Debtor(s)/

NOTICE TO CREDITORS AND OTHER PARTIES IN INTEREST

TRUSTEE'S MOTION FOR AUTHORITY TO SELL REAL PROPERTY OF THE ESTATE

Please take notice that the above-referenced motion has been filed with the Bankruptcy Court. **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.)**

If you want the court to consider your views on this matter, attend the hearing scheduled for March 19, 2014 at 10:00 a.m. at the United States Bankruptcy Court, U.S. Courthouse and Federal Building, 410 West Michigan, Room 114, Kalamazoo, Michigan.

You or your attorney may wish to file a response explaining your position. Such response should be **received** at least seven days prior to the scheduled hearing. A copy should also be served upon the party who has filed the motion and to his/her attorney.

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

Notice returned to Stephen L. Langeland, Esq. for service upon the matrix. Court to serve Buyer's List. (February 11, 2014-kt)

February 11, 2014

DANIEL M. LAVILLE
CLERK OF BANKRUPTCY COURT

/s/
BY: Kathleen Trapp, Deputy Clerk

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 new hearing date. 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 Avenue North, 2nd Floor, Grand Rapids, Michigan 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.pcs.uscourts.gov.

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN

In Re:

LOA JEAN BLAKE,

Debtor(s).
_____//

Case No. 12-02728
Chapter 7
Filed: March 23, 2012

MOTION FOR AUTHORITY TO SELL REAL PROPERTY OF THE ESTATE

NOW COMES Thomas R. Tibble, Trustee, by and through his attorney, Stephen L. Langeland, P.C., moves for a sale of real property of the estate pursuant to 11 U.S.C. §363 as follows:

1. He is the duly appointed and acting Chapter 7 Trustee in this case filed under Chapter 7 on March 23, 2012.

2. Included in the property of this estate a one-half interest in real property located at 8300 Skuse Rd., Pittsford, Michigan 49271. ("Real Property"). The other one-half interest is owned by Jeannie Kozier ("Kozier").

3. That Kozier and the Trustee wish to sell the Real Property..

4. That Kozier and the Trustee have received an offer from Roger J. Patton and Gertrude A. Patton to purchase the Real Property for the sum of $40,000.00.

5. The Trustee has agreed to sell the estate's one-half interest in the Real Property on the condition that the estate receive $18,500.00.

6. That the Trustee believes it is in the best interest of the estate and its creditors that the estate sell its one-half interest in the Real Property pursuant to the terms of the offer for the sum of $18,500.00, because the $18,500.00 is a net amount that the estate will receive and the Trustee believes that this amount is higher than the Trustee would receive if the Trustee was required to fully participate in the payment of closing costs.

7. That the Trustee proposes that a sale of the estate's interest in the Real Property be conducted upon the following terms and conditions:

A) PROPERTY: The property to be sold is the estate's one-half interest in real property located at 8300 Skuse Rd., Pittsford, Michigan 49271.

B) SALE: The sale of the estate's one-half interest shall be to Roger J. Patton and Gertrude A. Patton for the net sum of $18,500.00 with subsequent bids in increments

of not less than $1,000.00.

C) Sale shall be on a cash basis, with the successful bidder being required to make a 10% down payment on the date of the auction. No contingent bids shall be received. Closing shall take place as soon as possible at a date mutually agreed upon by the Trustee and the Purchaser, and the total balance of the bid price shall be paid at closing. In order to expedite closing as soon as possible, the stay provisions of Fed.R.Bankr.P.6004(g) shall be set aside as null and void.

TERMS: The real property will be sold on an "as is," "where is" basis, without representation or warranty, express or implied, of any kind, nature or description including, but not limited to, any warranty about description or marketability, merchantability, or usability or a fitness for any purposes.

The Trustee shall not be required to inspect or test or report on the condition of the real property or the operability of the real property or the existence of any possible defects in the real property.

All real estate taxes which are a lien against the described real property shall be paid out of the sale proceeds as an expense of sale. Any tax which becomes a lien on said real property after the date of sale shall be paid by the purchaser, and the 2014 real estate taxes shall be prorated to the date of closing. The sale shall be consummated by the delivery to the purchaser of a Trustee's Deed without warranty of title.

The described real property shall be sold free and clear of all liens, encumbrances, and/or claims therein, 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 the said real property. 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. The Trustee is not aware of any liens against the property other than delinquent property taxes which may constitute a lien against the property. Such taxes shall be paid out of the sale proceeds of the sale.

The Trustee is not aware of any other liens with respect to the Real Property.

The expenses of custody, protection, insurance of the real property, as well as expenses of the sale, including administrative and all legal expenses of these proceedings relating to the protection and sale of said real property shall be charged against the sale proceeds with priority over all claims.

INSPECTION: Arrangements for inspection of the real property to be sold can be made by contacting Thomas R. Tibble, Trustee telephone (269) 342-9482.

8. Any person objecting to the validity, proprietary 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 copies on the attorney for the Trustee and the Trustee at the address listed in this Motion and, in accordance with Federal Rule of Bankruptcy Procedure 6004(b).

9. The Trustee reserves the right to withdraw this Motion at any time prior to completion of the hearing thereon.

10. The Trustee requests that the Notice of Hearing and a copy of the Motion be served by ordinary mail upon the following persons:

Thomas R. Tibble, 2813 W. Main St., Kalamazoo, Michigan 49006;
Office of the U.S. Trustee, 125 Ottawa NW, Ste. 200R, Grand Rapids, Michigan, 49503;
Roger & Gertrude Patton
Luke McCarthy, 233 Fulton St., Ste. 104, Grand Rapids, Michigan 49503
Loa Blake, 8300 Skuse Rd., Pittsford, Michigan 49271
Jeannie Kozier, 8191 Skuse Rd., Pittsford, Michigan 49271

WHEREFORE, the Trustee requests that this Court enter an Order Confirming Sale of the within real property as set forth above, that Thomas R. Tibble, Trustee be authorized to take such steps, make such payments, and execute such documents as reasonably necessary to implement and effectuate said sale, and that the Court grant such further relief as may be just and equitable under the circumstances.

Dated: February 10, 2014

/s/ Stephen L. Langeland
Stephen L. Langeland (P32583)
Attorney for Trustee