

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW HAMPSHIRE

In re:

PATRICK MICHAEL OKEEFE,

Debtor.

CHAPTER 7

CASE NO. 24-10132-KB

**ORDER GRANTING CHAPTER 7 TRUSTEE’S MOTION FOR AUTHORITY TO SELL
CERTAIN ASSET BY WAY OF PUBLIC AUCTION FREE AND CLEAR OF ALL
LIENS, CLAIMS AND ENCUMBRANCES**

Upon consideration of the Chapter 7 Trustee’s Motion For Authority To Sell Certain Asset By Way of Public Auction Free And Clear Of All Liens, Claims And Encumbrances (the “Motion”), it is hereby

ORDERED, that the Trustee is authorized to sell the property known and numbered as 10 Henry Cotton Road, Conway, New Hampshire (the “Property”) by way of a public auction free and clear of all liens, claims and encumbrances; and it is hereby

ORDERED, that the Trustee is authorized to pay the holders of all undisputed liens on the Property from the sale proceeds without further Court order; and it is hereby

ORDERED, that the Trustee does not dispute the lien of Mr. Cooper in the approximate amount of \$310,106^[1] and is authorized and required to pay the total payoff amount of Mr. Cooper pursuant to a valid payoff letter; and it is hereby

ORDERED, that the sale of the Property is in good faith; and it is hereby

ORDERED, that the proposed Notice of Intended Public Sale is approved; and it is hereby

ORDERED, that this sale is in accordance with this Court’s Order dated October 3, 2024, entering a Default Judgment in Adversary Proceeding No. 24-1006 [Doc. No. 14] and authorizing the sale of the Property pursuant to 11 U.S.C. §363(h); and it is hereby

ORDERED, that the Trustee and/or Auctioneer shall file a Report of Sale within 14 days of the closing on the sale.

Dated: October 30, 2024

/s/ Kimberly Bacher

Kimberly Bacher

Chief Bankruptcy Judge

^[1] Amount as of Nov 1, 2024.