



Order Filed on May 2, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

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Attorneys for Debtors-in-Possession

In Re:

**SHABSI BRODY AND
LUBA BRODY**

Debtors.

Case No.: 16-24242

Chapter 11

Judge: Kathryn C. Ferguson
Hearing Date: 5/2/2017@ 11 a.m.

**ORDER AUTHORIZING THE SALE OF REAL PROPERTY KNOWN AS 72 ASPEN
COURT, LAKEWOOD, OCEAN COUNTY, NEW JERSEY FREE AND CLEAR OF
LIENS WITH VALID LIENS TO ATTACH TO PROCEEDS OF SALE**

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following pages, numbered two (2) through three (3) is
hereby **ORDERED**.

DATED: May 2, 2017

A handwritten signature in black ink, appearing to read "Kathryn C. Ferguson".

Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

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Debtor: Shabsi Brody and Luba Brody

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Caption of Order: Order Approving Sale of Real Property

Upon consideration of the application/motion of the Debtors (the “**Motion**”), for an order authorizing the sale of **72 ASPEN COURT, LAKEWOOD, OCEAN COUNTY, NEW JERSEY** (the “Property”), and good cause appearing therefore, it is hereby ORDERED as follows:

1. Pursuant to 11 U.S.C. §§363(b) and 1303, the Debtor is authorized to sell the Property on the terms and conditions of the contract of sale as modified.
2. The proceeds of sale must be used to satisfy the liens for real estate taxes and other municipal liens and the first mortgage. Until such satisfaction the real property is not free and clear of those liens.
3. The sale is free and clear of the liens set forth on Schedule A annexed hereto and the tax liens of the United States of America, which liens shall attach to the proceeds of sale.
4. In accordance with D.N.J. LBR 6004-5, the Motion and the *Notice of Proposed Private Sale* included a request to pay the real estate broker(s) identified below at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	Amount to be paid:	Services rendered:
Partners Realty Group	3%	Listed and marketed property
Partners Realty Group	3%	Produced buyer

5. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

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6. The amount of \$ -0- claimed as exempt may be paid to the Debtor, provided that all liens are first satisfied or avoided by an order of this court.
7. This Court shall retain jurisdiction to enforce and implement the provision of this Order and to resolve any dispute concerning the sale of the Property, or the rights and duties of all interested parties.
8. This Order may be recorded with the County Clerk to evidence that the Property was authorized to be sold.
9. Proper, timely, adequate and sufficient notice of the sale has been provided in accordance with 11 U.S.C. §§ 102, 105(a) and 363 and Rules 2002, 6004 and 9014 of the Bankruptcy, such notice was good and sufficient, and appropriate under the particular circumstances, and no other or further notice of the Sale shall be required
10. The 14-day stay of Bankr. Rule 6004(h) does not apply and the sale of the Property can be consummated upon entry of this Order.

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SCHEDULE A

- A. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: J-236090-2014
CASE NUMBER: L 002803-13
DATE ENTERED: 012/05/2014 DATE SIGNED: 10/28/2014
TYPE OF ACTION: BOOK ACCOUNT
VENUE: OCEAN
DEBT: \$ 27,817.29
COSTS: \$ 324.40
CREDITOR(S): BANCO POPULAR NORTH AMERICA
ATTORNEY: RAGAN & RAGAN
DEBTOR(S): SHABSI BRODY t/a BNM ASSOCIATES, LLC
- B. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: DJ 004236-2014 CASE NUMBER: DC-011835-12
DATE ENTERED: 01/07/14 DATE SIGNED: 06/10/13
TYPE OF ACTION: CONTRACT-REG
VENUE: OCEAN
DEBT: \$5,760.00
COSTS: \$8.00
INT: \$1.24
DCKG: \$10.00
CREDITOR(S): BANCO POPULAR NORTH AMERICA
ATTORNEY: MORGAN BORNSTEIN & MORGAN
DEBTOR(S): SHABSI BRODY t/a BNM ASSOCIATES, LLC
- C. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: J-165890-2014 CASE NUMBER: L-002804-13
DATE ENTERED: 09/04/2014 DATE SIGNED: 05/19/2014
TYPE OF ACTION: BOOK ACC
VENUE: OCEAN
DEBT: \$56,631.29
COSTS: \$313.60
CREDITOR(S): BANCO POPULAR NORTH AMERICA
ATTORNEY: RAGAN & RAGAN
DEBTOR(S): SHABSI BRODY t/a BNM ASSOCIATES, LLC
- D. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: J-065067-2011
DATE DOCKETED: 03/02/2011 DATE SIGNED: 10/12/2010
TYPE OF ACTION: BOOK ACCOUNT
VENUE: BERGEN
DEBT: \$ 225,150.45
COSTS: \$ 240.00
CREDITOR(S): TD BANK NA
ATTORNEY: WINNE BANTA HETHERINGTON ET ALS
DEBTOR(S): SHABSI BRODY LUBA BRODY, STERLINGCOMM CORP
J&S

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Debtor: Shabsi Brody and Luba Brody

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E. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: DJ-050323-2015
DATE DOCKETED: 03/24/2015
VENUE: OCEAN DEBT: \$5,720.15
CREDITOR(S): **BANCO POPULAR NORTH AMERICA**
ATTORNEY: MORGAN BORNSTEIN & MORGAN
DEBTOR: LUBA BRODY & STERLING COMM CORP

A. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: J-267477-2011
DATE DOCKETED: 09/20/2011
VENUE: CAMDEN
DEBT: \$5193,984.96 COSTS 240.00
CREDITOR(S): **TD BANK NA**
ATTORNEY: DEMBO & SALDUTTI
DEBTORS: LEVI KATZ, TIRTZA KATZ

B. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: J-032215-20125
DATE DOCKETED: 02/08/2012
VENUE: OCEAN
DEBT: \$19,750.36 COSTS: \$240.00
CREDITOR(S): **AMERICAN EXPRESS BANK FSB**
ATTORNEY: ZWICKER & ASSOCIATES P.C.
DEBTORS: LEVI KATZ,

C. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: CJ-208413-2011
DATE DOCKETED: 07/19/2011
VENUE: OCEAN
DEBT: \$8,747.18 COSTS: \$246.94 INT. 7.39 DCKG: 10.00
CREDITOR(S): **CAPITAL ONE BANK (USA), N.A.**
ATTORNEY: PRESSLER & PRESSLER
DEBTORS: LEVI KATZ,

D. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: DJ-164420-2013
DATE DOCKETED: 08/22/2013
VENUE: OCEAN
DEBT: \$9,228.72 COSTS: \$263.57 DFG: 10.00
CREDITOR(S): **DISCOVER BANK**
ATTORNEY: PRESSLER & PRESSLER
DEBTORS: LEVI KATZ,

E. SUPERIOR COURT OF NEW JERSEY
JUDGMENT NUMBER: DJ-035281-2015
DATE DOCKETED: 02/15/2015 VENUE: OCEAN
DEBT: \$3,434.01 COSTS: \$165.68 INT .54 DCKG: 35.00
CREDITOR(S): **MIDLAND FUNDING LLC**
ATTORNEY: PRESSLER & PRESSLER LLC
DEBTORS: LEVI KATZ