

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF INDIANA
HAMMOND DIVISION

IN RE:)
)
ROBERT J. PFISTER,) CASE NO. 09-20314 JPK
) Chapter 13
Debtor.)

ORDER CONCERNING APPLICATION FOR AUTHORITY
TO SELL REAL ESTATE FREE AND CLEAR OF LIENS ("APPLICATION")

The Application was filed on December 18, 2009. While a copy of the proposed contract for sale was attached to the Application, that contract was not signed by the seller/ debtor. The court specifically notes that the form of contract utilized in the proposed transaction provides for a "Conditional Acceptance by Seller", which in the context of a sale required to be approved by the Bankruptcy Court should be utilized by the statement of the condition that the sale must be approved by the court, with that form of Conditional Acceptance signed by the seller.

The Application has been duly noticed to all creditors and parties-in-interest, and no one has objected to it. However, the court does not have of a record a document which evidences the debtor's consent to the sale, as seller.

IT IS ORDERED as follows:

1. The court will take no action with respect to the Application as presently filed with the court.
2. If a copy of the contract attached as Exhibit "A" to the Application, as conditionally accepted by the debtor as evidenced by the debtor's signature in accordance with the conditional acceptance terms stated above, is filed within ten days of the date of entry of this order, the court will approve the Application.
3. If there is no timely compliance with the immediately preceding paragraph, the Application will be denied, without prejudice.

Dated at Hammond, Indiana on January 28, 2010.

/s/ J. Philip Klingeberger
J. Philip Klingeberger, Judge
United States Bankruptcy Court

Distribution:
Debtor, Attorney for Debtor, Trustee, US Trustee