

UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

IN RE:)
)
Evelyn Coates-Califf) CASE NO: 19-04310-dd
)
) CHAPTER 13
) DEBTORS.)
_____)

ORDER AUTHORIZING SALE OF ASSET

The preceding comes before the court on the application of the debtor pursuant to 11 U.C.S. §363(f) for authority to sell free and clear of liens the estate’s interest in [redacted] Waterside Drive, Myrtle Beach, SC 29577.

This Court has been informed that all parties in interest have been notified of the intention to sell said property to Regina B. Ward and Gregory Hunt (or like buyer) for the sum of \$551,000.00. No objection to the proposed sale has been received. The debtor represented to the court that the sale of this property is in the best interest of creditors of the estate because her health is failing, and she is no longer able to maintain the property and the sale will relieve her of that obligation and provide an early distribution to her creditors as well as a resolution of the creditors’ outstanding claims. The debtor has also informed the Court that the following liens against said property shall be paid by the closing attorney upon the sale of the property: Reverse Mortgage Funding, LLC with a mortgage with an approximate balance of \$400,918.48 shall be paid in full; and Cathedral Baptist Church of the Grand Strand, Inc holds a judgment lien in the total amount of \$48,200.00 which was valued at \$11,815.00 pursuant to the terms of the debtor’s confirmed plan and shall be paid \$5,829.55 representing the remaining balance owed as valued pursuant to the confirmed plan of reorganization. Closing costs of approximately \$33,060.00 (6% of gross sales price) and any property taxes owed shall also be paid at closing. The approximate balance of \$96,371.97 shall be paid to and retained by the debtor. \$14,820.00 (or an amount sufficient to pay the base balance of the debtor’s plan) shall be paid to the trustee in order to pay off the remaining balance owed. It is there,

ORDERED, ADJUDGED AND DECREED, that the debtor is authorized to sell and to convey the estate’s interest in the above-described property, and the liens claimed by the above-named creditors shall be paid upon the sale of the property. All other liens of record must be satisfied. Further, it is Ordered that the debtor’s attorney shall serve a copy of this order upon the closing attorney. The closing attorney is directed to send a copy of the HUD1 closing statement and \$14,820.00 or an amount sufficient to pay the base balance of the debtor’s plan to the trustee, James Wyman, at PO Box 110, Memphis, TN 38101-0110. A report of sale shall be filed within fourteen (14) days of the closing. The closing must take place within 60 days after entry of the order.

IT IS SO ORDERED.

FILED BY THE COURT
07/27/2022



David R. Duncan
US Bankruptcy Judge
District of South Carolina

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TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):

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cr	REVERSE MORTGAGE SOLUTIONS, INC.	Boca Raton, FL 33487	Robertson, Anschutz & Schneid, P.L.	6409 Congress

TOTAL: 2

COURTESY OF
LUNA SHARK MEDIA