

72984

mtc 7887

Vol. 79

Page 20359

ENTERED

MAY 11 1979

CLERK, U.S. BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
BY Bankruptcy Clerk

FILED

MAY 8 1979

CLERK, U.S. BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
Bankruptcy Clerk

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

RECEIVED

MAY 7 4 27 PM '79  
CLERK U.S. DIST. COURT  
CENT. DIST. OF CALIF.  
DEPUTY

In re

GUIDO (NMN) CAPORUSCIO, faw  
GUIDO'S RESTAURANT, dba  
EQUISTRAIN, and fdba MILANESE  
RESTAURANT,

Bankrupt.

Bankruptcy No. 78-12227-WL

RETURN OF SALE OF REAL PROPERTY  
AND ORDER CONFIRMING SALE

TO THE HONORABLE WILLIAM J. LASAROW, BANKRUPTCY JUDGE:

The Return of Sale of CURTIS B. DANNING respectfully

represents that:

1. He is the duly qualified and acting Trustee in Bank-

ruptcy.

2. Among the assets of this estate is real property  
located in the County of Klamath, State of Oregon, described as  
follows:

Block 27, Lot 31, 4th Addition to  
Nimrod River Park.

3. Applicant is informed and believes and based thereon  
alleges that it will be necessary to sell said property in order to  
pay expenses of administration and claims of creditors.

4. The property was offered for sale in open Court on May 2, 1979 after due notice to creditors as required by law. The highest and best bid was a bid of \$900.00 by ALBERT A. BUSS, a married man, as his sole and separate property, 3487 Indian Mesa Drive, Thousand Oaks, California 91360. The terms of sale are as follows:
- a. The purchase price shall be \$900.00.
  - b. The property shall be sold free and clear of all liens and encumbrances, except current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, and purchase money encumbrances to be obtained or assumed by the buyer.
  - c. The sale shall be consummated through a 60-day escrow, with the buyer and seller to bear their usual respective escrow charges.
  - d. The seller shall pay for and provide a policy of title insurance showing title vested in the purchaser as contracted for.
  - e. Taxes shall be prorated as of the date of close of escrow, and possession shall be given to the buyer at close of escrow.
  - f. In the event the seller should be unable to complete the sale, then the only remedy of the buyer is the return of his deposit.
5. The foregoing was the highest and best bid received, and the bid is not disproportionate to the value of the property, and your Trustee believes that the offer should be accepted, and the sale should be confirmed.
6. No commission will be paid on the sale.

20361

1 WHEREFORE, Applicant prays for an Order authorizing him  
2 to sell the property, and confirming the sale, to ALBERT A. BUSS, a  
3 married man, as his sole and separate property, for \$900.00, upon  
4 the terms and conditions hereinafter set forth, that he be author-  
5 ized to execute all documents necessary or convenient to complete  
6 the sale, and for all other proper orders.

7 DATED: May 4, 1979.  
8  
9

10 CURTIS B. DANNING  
11 CURTIS B. DANNING  
12 Trustee in Bankruptcy

13 ORDER CONFIRMING SALE

14 The within Return of Sale was duly presented this date.  
15 It appearing that the allegations therein contained are true, and  
16 that the sale referred to therein should be confirmed, good cause  
17 appearing therefor, and no adverse interests appearing, it is

18 ORDERED that the Trustee in Bankruptcy be and is hereby  
19 authorized to sell all the right, title and interest of the Bank-  
20 rupt estate and of the Trustee in and to the real property men-  
21 tioned and described in the Trustee's Return of Sale, to ALBERT A.  
22 BUSS, a married man, as his sole and separate property, upon the  
23 terms and conditions described in the Return of Sale; and it is  
24 further

25 ORDERED that the Trustee in Bankruptcy be and is hereby  
26 authorized to execute all documents necessary or convenient to con-  
27 summate the sale; and it is further

28 ORDERED that in the event the Trustee in Bankruptcy shall  
/////

/////

1 be unable to complete the sale, the only remedy to the buyer is the  
2 return of his deposit.

3 DATED: May 8, 1979.

4  
5  
6 WILLIAM J. LASAROW  
7 BANKRUPTCY JUDGE

8  
9  
10  
11 STATE OF OREGON; COUNTY OF KLAMATH; ss.  
12 filed for record at request of Mountain Title Co.  
13 this 27th day of August A. D. 1979 at 3:33 clock P M., one  
14 fully recorded in Vol. M79, of Needs on Page 20359

15 Wm D. MILNE, County Clerk  
16 By Bernetha Helwich  
17 Fee \$14.00

18  
19 I hereby attest and certify on 5/11/79  
20 that the foregoing document is a true and correct  
21 copy of the original on file in my office, and is my  
22 legal custody.

23 CLERK, U.S. DISTRICT COURT  
24 CENTRAL DISTRICT OF CALIFORNIA  
25 By Elaine Kung Deputy



26 Ret. to:

27 Crocker National Bank  
28 Attn: Theresa Bouchard  
14855 Ventura Blvd.  
Sherman Oaks, CA 91413