

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number <input type="checkbox"/> Attorney for <input type="checkbox"/> Pro Se Debtor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CHAPTER 13 CASE NUMBER
In re: <div style="text-align: right;">Debtor(s).</div>	<div style="text-align: center;"> DEBTOR'S MOTION FOR AUTHORITY TO SELL REAL PROPERTY UNDER LBR 3015-1 (p) </div> <div style="text-align: center; margin-top: 20px;"> (No Hearing Required) </div>

Debtor moves this Court for an order authorizing the debtor to sell the real property, described below, pursuant to the terms and conditions described herein.

1. Debtor's Chapter 13 Plan (the "Plan") was confirmed on: _____.
2. Debtor wishes to sell the real property (the "Property") located at:

The Property is more particularly described in Exhibit "A" attached hereto.

- Debtor wishes to modify the Plan for early payment of the Plan as described in the *Motion to Modify Plan* submitted by Debtor concurrently with this Motion.

3. The sale price of the Property is \$_____. The following are all of the encumbrances of record against the Property:
 - a) _____
 - b) _____
 - c) _____
 - d) _____
 - e) _____

(Add additional page if necessary)

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4. After payment of the foregoing encumbrances and all costs of sale:
- there will remain the approximate sum of \$_____; OR
 - no proceeds will remain.
5. (a) The Chapter 13 Trustee is hereby authorized to make demand upon escrow for sufficient funds to pay off the Plan with a:
- 100% dividend to unsecured creditors; OR
 - ____% dividend as indicated in the confirmed plan.

After escrow's payment of the encumbrances listed above, any remaining funds shall be paid directly to debtor.

OR

- (b) The Chapter 13 Trustee is hereby authorized to make demand upon escrow for the balance remaining after escrow's payment of the encumbrances listed above even though the amount is insufficient to pay off the Plan. The sale is for the fair market value of the Property.

6. The escrow is being processed by:

Escrow company name: _____

Address: _____

Telephone: _____

Facsimile: _____

Escrow officer: _____

Escrow number: _____

7. Supporting documents attached to this Motion are:

- a) Exhibit "A" – Legal Description with street address
 - b) Exhibit "B" – Escrow Instructions and Documents
 - c) Exhibit "C" – Estimated Closing Statement
 - d) Exhibit "D" – Schedules I and J of the bankruptcy petition
- (Note – Debtor must provide a certified copy of the escrow closing statement within ten days of the close of escrow.)*

Dated: _____

 Attorney for Debtor(s)

I declare under penalty of perjury that the foregoing is true and correct.

Dated: _____

 Debtor

Dated: _____

 Joint Debtor

