

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF VIRGINIA
Harrisonburg Division**

In re:

JAMES L. AHLEMANN
dba JLA Media and Publications LLC
PATRICIA A. AHLEMANN,
Debtor(s)

Case No. 10-51765
Chapter 7

**ORDER AUTHORIZING TRUSTEE TO SELL ESTATE'S INTEREST IN
PROPERTY FREE AND CLEAR OF LIENS AND ENCUMBRANCES
PURSUANT 11 U.S.C. §§ 363(b) AND 363(f)**

Hearing was held on January 19, 2011 upon the trustee's Motion filed on December 27, 2010 as docket entry #16 and Notice filed on January 6, 2011 at docket entry #17, seeking authority to sell certain property of the estate, consisting of Sixty (60) shares in JLA Media And Publications, LLC, a Virginia limited liability company (the "Property"), free of lien, and with objections to such motion, if any, having been resolved,

IT IS HEREBY ORDERED; that:

1. Pursuant to the Motion, the Trustee informed the court, the debtors, counsel for the debtors and parties in interest that Gregory S. Jones offered to purchase the "majority member shares, free of any and all liens," i.e. the Property, for the cash price of \$40,000.00 (the "Jones Offer").
2. Pursuant to the Notice, the Trustee informed the court, the debtors, counsel for the debtors and parties in interest, that he received another purchase offer for the Property from David and Michelle Highsmith for the cash purchase price of \$50,000.00 (the "Highsmith Offer").
3. That the Trustee appeared in person at the hearing and informed the Court that Mr. Jones had informed him that he did not intend to appear at the hearing nor increase his Offer for the Property. The Highsmiths appeared at the hearing in person and were represented by counsel.
4. The Court finds that the price offered by the Highsmiths for the Property is the best obtainable under the circumstances and that the sale is in the best interests of the estate.
5. The trustee is authorized to consummate the private sale of the Property to

David and Michelle Highsmith, or their assigns, free of lien, for the cash purchase price of \$50,000.00 and in accordance with the terms of their Offer which was attached to the Notice filed with the Court ("Closing"). The Purchasers shall deliver an additional deposit of \$24,000.00 to the Trustee within 10 days of the entry of this order, with the balance to be paid at Closing. The sale is subject to FCC approval, but is not subject to further terms or conditions. The Trustee is authorized to execute any documents necessary to complete this transaction. The Trustee is further authorized to return to Gregory S. Jones his \$1,000.00 deposit.

DATE: January 21, 2011 _____


ENTER: _____
Ross W. Krumm, Chief Judge
U. S. Bankruptcy Court

I ask for this:

/s/ W. Stephen Scott, Trustee
W. Stephen Scott, Trustee
418 E. Water Street
P. O. Box 2737
Charlottesville, VA 22902
434-296-2161