

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF WEST VIRGINIA**

In Re:

ANTHONY FELIX SERRENO,

**Bankruptcy Case No. 12-30223
Chapter 7**

Debtor.

**ORDER GRANTING TRUSTEE'S MOTION TO SELL,
AND AUTHORIZING THE TRUSTEE TO SELL PERSONAL
PROPERTY OF THE ESTATE FREE AND CLEAR OF ALL LIENS
AND ENCUMBRANCES PURSUANT TO 11 U.S.C §363(f)**

This day appeared Robert L. Johns, Chapter 7 Trustee, of the bankruptcy estate of Anthony Felix Serreno (the "Trustee"), by his counsel, on his motion to sell personal property of the bankruptcy estate to Michael Karr, or his assigns, ("Karr"). The Court, after reviewing the Motion, does hereby find as follows:

1. In accordance with Rule 6004 of the Federal Rules of Bankruptcy Procedure, a notice of the motion to sell personal property of the estate of Anthony Felix Serreno, (the "Debtor"), free and clear of all liens and encumbrances was served on, and a reasonable opportunity to object was provided to, creditors and interested parties regarding the Trustee's proposed sale of the personal property of the bankruptcy estate;
2. No written or oral objections were made to the sale of the Debtor's interest in the personal property in the manner and on the terms and conditions proposed by the Trustee;
3. No objections were made to the Trustee's acceptance of Karr's offer;
4. No objections have been made to the sale of the personal property on the grounds of fraud, collusion or insufficient value;

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5. Karr acted in good faith with respect to its negotiations for, and purchase of, the personal property;

6. The bid by Karr in the amount of \$7,000.00 for the Station constitutes the highest and best offers for the purchase of the Debtor's interest in the personal property;

7. The terms of, and conditions to, the sale of personal property to Karr as set forth herein are fair and reasonable;

8. The Trustee's sale of the personal property on the terms and conditions negotiated by the Trustee and Karr is an exercise of sound business judgment; and

9. The sale of the personal property is in furtherance of the orderly and expeditious administration of the Debtor's bankruptcy estate.

NOW, THEREFORE, based upon the foregoing findings and based upon the good cause which has otherwise been shown, it is hereby

ORDERED that, pursuant to the provisions of 11 U.S.C §363(b), the Trustee shall be, and is, authorized to sell the Debtor's interest in the personal property of this bankruptcy estate consisting of a Federal Communications Commission license for a television station in Clarksburg, West Virginia, WVUX-LPTV Clarksburg Fac. ID 129306, by Wood Investments, LLC, a solely owned limited liability company of the Debtor, along with any intangible and tangible assets associated with the station (the "Station"); and it is hereby further

ORDERED that, pursuant to the provisions of 11 U.S.C §363, the sale of the Station by the Trustee to Karr, shall be, and is approved on the terms and conditions set forth in the Trustee's Motion to Sell; and it is hereby further

ORDERED that the Trustee shall be, and is authorized to perform his obligations as seller, and on behalf of Wood Investments, LLC, and is further authorized pursuant to the provisions of Rule 6004(f)(2) of the Federal Rules of Bankruptcy Procedure to execute and

deliver all documents necessary to the conveyance of the title to the Station to the Karr and it is hereby further

ORDERED that, pursuant to the provisions of 11 U.S.C §363(f), the Trustee shall be authorized to sell, and shall sell, the Debtor's interest in the Station free and clear of all liens, claims, encumbrances, pledges, security interests, and charges of whatever type or description; and it is hereby further

ORDERED that all valid liens, claims, encumbrances, pledges, security interests, and charges, if any, against the Station shall attach to the proceeds of the sale of the Station; and it is hereby further

ORDERED that all reasonable and necessary 11 U.S.C §506(c) expenses including, but not limited to, the Trustee's statutory commission fees incurred by the Trustee in order to sell the Station shall be held on deposit by the Trustee prior to the time that creditors receive monies, if any, in this case; and it is hereby further

ORDERED that the Court shall, and does retain jurisdiction over the Station for the purposes of enforcing the provisions of this Order.

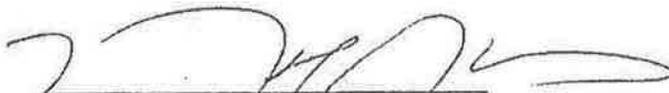
ENTERED:

JAN 11 2013.



United States Bankruptcy Judge

Presented By:



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