

U.S. COURTS

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CLERK OF DISTRICT COURT
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BOISE, IDAHO
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Idaho State Bar No. 3417

Attorneys for R. Sam Hopkins, Trustee

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF IDAHO

In the Matter of:)	Case No. 03-41318
)	
LYNN KETTERLING and JEANNE)	
KETTERLING dba KETTERLING FARMS,)	ORDER APPROVING SALE BY
)	TRUSTEE AND PAYMENT OF
Debtors.)	REALTOR COMMISSION
)	
_____)	

THIS MATTER having come before the Court on Notice of Sale by Trustec dated the 17th day of September, 2004, and filed on the 17th day of September, 2004, with due notice being given to all parties in interest, and no objection having been filed within the statutory time provided, and for other good cause shown;

IT IS HEREBY ORDERED THAT the sale by R. Sam Hopkins, Trustee in the above-named bankruptcy proceedings of the bankruptcy estate's interest in a parcel of real property described as follows:

Commonly known as 425 N. 500 W. Minidoka County, Idaho and more particularly

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described as:

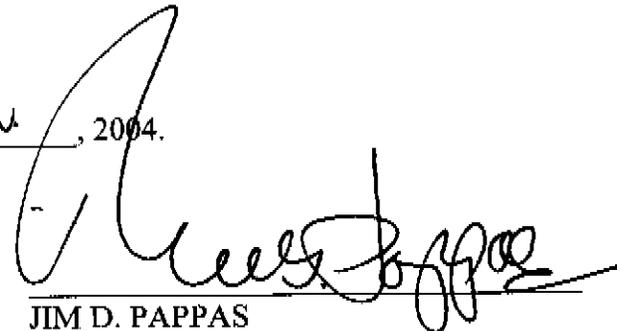
Tract C less tax 1, Section 34, Township 8 South, Range 23 EBM, Minidoka County, Idaho;

to Patterson Land and Livestock, is hereby approved under the terms and conditions set forth in said Notice of Sale by Trustee, and said sale shall be free and clear of all liens and claims against the above-named Debtors with any and all valid liens and claims to attach to the bankruptcy estate's share of the net proceeds of sale when paid over to the Trustee.

IT IS FURTHER ORDERED that the Trustee is authorized to pay Jerry Hines of Centry 21 Riverside Realty a commission on the sale in the amount of \$10,266.00.

IT IS FURTHER ORDERED THAT notwithstanding the terms and provisions of Rule 6004(g) of the Rules of Bankruptcy Procedure, this order shall be deemed effective upon its entry by the Court.

DATED This 15th day of Nov, 2004.



JIM D. PAPPAS
U.S. Bankruptcy Judge

CLERK'S CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 1st day of Nov., 2004, I served a true and

correct copy of the above and foregoing document on the following person(s) as follows:

Office of the United States Trustee
MK Central Plaza
720 Park Blvd., Ste. 220
Boise, ID 83712

U.S. Mail, postage prepaid
 Hand Delivery
 Overnight Mail
 Facsimile

Jim Spinner, Esq.
P.O. Box 6009
Pocatello, ID 83205-6009

U.S. Mail, postage prepaid
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R. Sam Hopkins, Trustee
P.O. Box 3014
Pocatello, ID 83206-3014

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P.O. Box 2773
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U.S. Mail, postage prepaid
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CAMERON S. BURKE, CLERK

By Jami Williams
Deputy Clerk