

NORTH CAROLINA
WAKE COUNTY

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
CASE NO. 08 CVD 12310

GARRY D RENTZ AND DONNA A.:
RENTZ and KRISTA C. LISTER, : _____

Plaintiffs :

v. :

BRADLEY COOPER :

Defendant :

**ORDER FOR THE
SALE OF REAL PROPERTY**

THIS MATTER coming on for hearing before the Honorable Debra S. Sasser, District Court Judge presiding, upon the Motion of the Defendant for an Order authorizing and approving the sale of the Defendant's real property, such Motion being consented to by the counsel of record for the parties hereto and the Court, upon considering the circumstances and the prior Orders entered by this Court finds and determines as follows:

1. This matter is properly before the Court, this Court having previously undertaken jurisdiction of the parties hereto as well as the assets acquired during the marriage of Nancy Cooper and the Defendant herein.
2. This Court previously ordered that the Defendant list the former marital residence for sale at its fair market value as determined by a listing agent and has further ordered that the net proceeds of a sale be held in escrow.
3. The Defendant listed the property for sale with Re/Max United as the listing agent and a contract has been entered into, subject to the approval of this Court, for the Defendant to sell the property at its fair market value in the amount of \$312,000.00. Closing of the pending contract may not take place and it may be necessary for the listing agent to place the property back on the market for sale and the ultimate sales price may be more or less than \$312,000.00.

4. The mortgage indebtedness which the former marital residence is subject together with the closing costs to be incurred by the Defendant as the Seller is in excess of the sales price and there shall be no net proceeds of sale due to the Seller.


5. No payments have been made on either of the two mortgages on the subject real property and the payment of homeowners dues is in arrears. The real property is subject to foreclosure actions which might result in deficiency in liens and judgments being asserted and/or pursued against the Defendant and the estate of the deceased, Nancy Cooper.

6. The children born of the marriage and all of their personal property have been removed from the marital residence, the marital residence provides no benefit to the minor children, and there should be no net proceeds derived from the sale of the former marital residence. Closing of the sale may be of benefit to the parties and the minor children and shall not be detrimental to them.

NOW, IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that

1. Sale of the real property at 104 Wallsburg Court, Cary, North Carolina 27511, by the Defendant herein under the pending contract with a sales price in the amount of \$312,000.00, or at a sales price hereafter negotiated with another purchaser, is hereby APPROVED, AUTHORIZED and it is ORDERED that the Defendant, or persons authorized to act on his behalf, execute and deliver an appropriate Deed and other legal instruments in order to achieve and conduct a proper closing of the sale of such real property.

This the 1 day of ~~April~~^{May} 2009.



The Honorable Debra S. Sasser