

higher returns than public auctions and allow this Court to approve the final agreement and sale price.

3. The private sale of real property under Court supervision is governed by 28 U.S.C. § 2001(b). That statute requires the Court to appoint three disinterested persons to appraise the property before determining a final sale price:

After a hearing, of which notice to all parties shall be given by publication or otherwise as the court directs, the court may order the sale of such realty or interest or any part thereof at private sale for cash or other consideration and upon such terms and conditions as the court approves, if it finds that the best interests of the estate will be conserved thereby. Before confirmation of any private sale, the court shall appoint three disinterested persons to appraise such property . . . No private sale shall be confirmed at a price less than two-thirds of the appraisal value. Before confirmation of any private sale, the terms thereof shall be published in such newspaper or newspapers of general circulation as the court directs at least ten days before confirmation. The private sale shall not be confirmed if a bona fide offer is made, under conditions prescribed by the court, which guarantees at least a 10 per centum increase over the price offered in the private sale.

28 U.S.C. § 2001(b) (emphasis added).

4. The Receiver now seeks authority to retain three disinterested persons to appraise the Property under 28 U.S.C. § 2001(b). The Receiver has already identified appraisers in Moberly, Missouri, who can prepare the necessary appraisal reports for \$300.00 to \$350.00 each. The Receiver believes that those fees are reasonable and consistent with the fees charged by other appraisers.

WHEREFORE, PREMISES CONSIDERED, the Receiver respectfully requests that this Court authorize him to retain three disinterested persons to appraise the property at 1730 Parkwood in Moberly, Missouri, and for such other and further relief, general or special, at law or in equity, to which he may show himself justly entitled.

Respectfully submitted,

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ATTORNEYS FOR RECEIVER

CERTIFICATE OF SERVICE

This motion will be served on all interested parties through the Court's electronic filing system and a copy will be posted on the Receiver's website at www.secreceiver.com.

 /s/ Brent J. Rodine