

NANCY SPENCER GRIGSBY

CHAPTER 13 TRUSTEE

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****** NOTICE ******

It is the position of the United States Bankruptcy Court for the District of Maryland and stated clearly in the Order Confirming the Plan, that “. . . the property of the estate shall not vest in the Debtor until the Debtor is granted a discharge or the case is dismissed...” This means that debtors have absolutely no authority to refinance or sell a home without first seeking permission from the court to do so. Therefore, any transaction regarding real estate such as **refinancing a home, placing a new loan on a home, or selling a home** requires an Order by the Court before settlement can occur.

EFFECTIVE IMMEDIATELY, under no condition will the trustee consider any requests to refinance, purchase or sell real estate. The Trustee will only provide pay off information for a Chapter 13 case. Prior to entering into any refinance agreement or sale of real estate, the debtor MUST file a Motion with the Court requesting permission to do so, with a 20-day notice period to all creditors and parties in interest (including the trustee). All Motions filed with the court must include a notice of hearing with a date selected from the U.S. Bankruptcy Court website: www.mdb.uscourts.gov/. The court will hold a hearing at it's discretion, or if objections are filed.

SEE: 11 U.S.C. §363
Fed. Rules of Bankr. Proc. 2002 (a), and 6004 generally
Local Bankruptcy Rules 4001-4 Obtaining Credit/Refinancing
6004-1 Sale of Estate Property