

IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF MISSISSIPPI

IN RE: JOHN COLEMAN
Debtor

CHAPTER 11
CASE NO. 21-11833-SDM

REPORT OF SALE

COMES NOW John Coleman (the “Debtor”) and files this his *Report of Sale* (the “Report”), and in support thereof would respectfully show as follows, to-wit:

1. On June 30, 2022, the Court entered an Order [DK #205] authorizing the Debtor to sell his residence located at 1107 Robert E. Lee Ext. in Greenwood, Mississippi (the “Property”), that is more particularly described in the Order which is incorporated herein by reference, to Christopher Neil McGlawn (the “Purchaser”).

2. The sale of the Property has been completed, the supporting documents have been forwarded to the appropriate offices for recording, and the funds have been disbursed as shown on the Closing Statement, a copy of which is attached, incorporated by reference and marked as Exhibit “A”.

3. The funds have been disbursed as called for in Paragraph 11 of the Order authorizing the sale of the Property.

THIS, the 15th day of July, 2022.

Respectfully submitted,

JOHN COLEMAN

By His Attorneys,

LAW OFFICES OF CRAIG M. GENO, PLLC

By: /s/ Craig M. Geno
Craig M. Geno

OF COUNSEL:

Craig M. Geno; MSB No. 4793
LAW OFFICES OF CRAIG M. GENO, PLLC
587 Highland Colony Parkway
Ridgeland, MS 39157
601-427-0048 - Telephone
601-427-0050 - Facsimile
cmgeno@cmgenolaw.com

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CERTIFICATE OF SERVICE

I, Craig M. Geno, do hereby certify that I have caused to be served this date, via electronic filing transmission, a true and correct copy of the above and foregoing to the following:

Abigail M. Marbury, Esq.
abigail.m.marbury@usdoj.gov

THIS, the 15th day of July, 2022.

/s/ Craig M. Geno
Craig M. Geno

CLOSING STATEMENT

Name of Seller: John R. Coleman & Jennefer L. Coleman
Address: 1107 Robert E. Lee Drive Extd.
Greenwood, MS 38930

Name of Purchaser: Christopher Neil McGlawn
Address: P. O. Box 11
Swiftown, MS 38959

Property Location: 1107 Robert E. Lee Drive Extd.
Greenwood, MS 38930

Settlement Agent: Charles J. Swayze III
Address: Whittington, Brock & Swayze, P.A.
308 Fulton Street
Greenwood, MS 38930

Purchase Price: \$560,000.00

Settlement Date: July 6, 2022

Purchase price due Seller from Purchaser	\$560,000.00
Owner's Title Insurance Premium (insured amount \$560,000.00)	\$2,688.00
Attorney's fee to WB&S	
Settlement/Closing fee	\$300.00
Title examination fee	\$350.00
Document preparation fee	\$150.00
Leflore County Chancery Clerk recording fee	\$26.00
Credit for proration of real property taxes (Parcel #510 and #470)	-\$2,829.26
Net amount due from Purchaser at closing	\$560,684.74
Gross amount due Seller at closing	\$560,000.00
Less proration of 2022 real property taxes	<u>-\$2,829.26</u>
Adjusted Amount Due Seller	\$557,170.74
<u>Sellers' Closing Costs:</u>	
Leflore County Tax Collector (2021 real property taxes-Parcel #510)	\$5,397.68
Leflore County Tax Collector (2021 real property taxes-Parcel #470)	\$154.36

EXHIBIT "A"

Closing fee to WB&S	\$500.00
Real Estate Commission to DuBard Realty (6% of purchase price)	\$33,600.00
Stark Exterminators (termite report \$80.25)	<u>POC</u>
Total Sellers' closing costs	\$39,652.04

Sellers' Disbursements pursuant to Court Order:

(1) Jennefer L. Coleman

Total Sales Price	\$560,000.00
<u>Deductions</u>	
(a) 1/2 of 2022 taxes	\$1,414.63
(b) 1/2 of Sellers' closing costs	\$19,826.02
Remaining balance	\$538,759.35
1/2 remaining balance to Jennefer L. Coleman	\$269,379.68
Balance forward	\$269,379.67


(2) John R. Coleman & Jennefer L. Coleman

<u>Deductions</u>	
(a) 1/2 of 2022 taxes	\$1,414.63
(b) 1/2 of Sellers' closing costs	\$19,826.02
Remaining balance	\$248,139.02
To John R. Coleman & Jennefer L. Coleman (homestead exemption claim)	\$75,000.00
To Law Offices of Craig M. Geno (for debtor in possession account)	\$173,139.02

SELLERS:




 JOHN R. COLEMAN



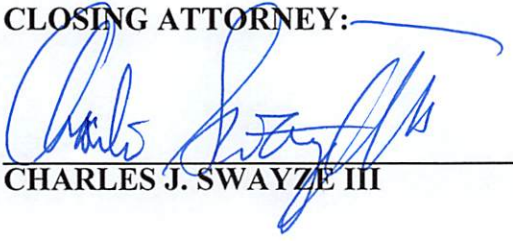
 JENNEFER L. COLEMAN

PURCHASER:



 CHRISTOPHER NEIL MCGLAWN

CLOSING ATTORNEY:



CHARLES J. SWAYZE III