

In re:

PITTSBURGH ATHLETIC ASSOCIATION, *et al.*<sup>1</sup>,  
*Debtors.*

PITTSBURGH ATHLETIC ASSOCIATION,  
*Movant,*  
v.

A.J. DEMORS & SONS, INC., ALLEGHENY COUNTY HEALTH DEPARTMENT, AMERICAN GEOSCIENCES, INC., CITY AND SCHOOL DISTRICT OF PITTSBURGH, COCA-COLA REFRESHMENTS, DUQUESNE LIGHT COMPANY, FRANCIS J. NOWALK ARTWORK, INTERNAL REVENUE SERVICE, OAKLAND FIFTH AVENUE HOTEL ASSOCIATES LP, PENNSYLVANIA DEPARTMENT OF REVENUE, PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY, PITT AA, LLC, PITTSBURGH WATER AND SEWER AUTHORITY, STEFFAN INDUSTRIES, THE BLANCHE TRUST, UNITE HERE HEALTH, LOCAL 57, US FOODS, INC.,  
*Respondents.*

Jointly Administered at:  
Bankruptcy No. 17-22222-JAD

Bankruptcy Nos:  
17-22222-JAD, and  
17-22223-JAD

Chapter 11

Doc. No. 451

**ORDER AUTHORIZING PUBLIC SALE AUCTION FOR  
PERSONAL PROPERTY FREE AND DIVESTED OF LIENS**

This 13<sup>th</sup> day of February, 2018, on consideration of the Debtors' Motion For Public Sale of Property Free and Divested of Liens at public auction sale, after hearing held this date on said Motion, in Courtroom "D" United States bankruptcy Court, U.S. Steel Tower, 54th Floor, 600 Grant Street, Pittsburgh, Pennsylvania, the Court finds:

1. That service of the Notice of Hearing and Motion for Public Sale of Property Free and Divested of Liens, was effected on the secured creditors whose liens are recited in said Motion for Public Sale.

<sup>1</sup> The Debtors have the following cases pending Pittsburgh Athletic Association, Bankruptcy No. 17-22222-JAD and the Pittsburgh Athletic Association Land Company, Bankruptcy No. 17-22223-JAD, both cases are being jointly administered under Case No. 17-22222-JAD.

2. That sufficient notice of said hearing and sale, together with the confirmation hearing thereon, was given to the creditors and parties in interest by the Movant as shown by the certificates of service duly filed.

3. That said sale hearing was duly advertised in the Pittsburgh Post-Gazette on February 3, 2018, the Greensburg Tribune Review on February 3, 2018 and the Pittsburgh Legal Journal on February 2, 2018, as shown by Proofs of Publication to be filed upon receipt of same from the above publications.

4. That at the sale hearing no valid objections to the sale were made.

5. That the public auction sale is the best means of obtaining a full and fair price for the property in question:

*Equipment, fixtures and related items located at the Club Parcel (the "Auction Property") which is more specifically identified in the Inventory attached as **Exhibit "A"** to the Motion.*

It is **ORDERED** that the Movant is authorized to proceed with a public auction sale of the above property, to be conducted on **Saturday, February 17, 2018 commencing at 9:30 A.M** at the current location of the subject property at **4215 Fifth Avenue, Pittsburgh, PA.**

**FURTHER ORDERED**, that the above recited liens, be, and they hereby are, transferred to the proceeds of sale, if and to the extent they may be determined to be valid liens against the sold property; that the within decreed sale shall be free, clear and divested of said liens; and, that after due notice to the lien creditors and no objection having been made, the costs of sale of the within bankruptcy proceedings (including attorneys fees, auctioneer fees and costs, normal closing costs, and the costs of maintaining and preserving the property) shall be paid in advance of any distribution to said lien creditors or any creditors claiming an interest in the property.

**FURTHER ORDERED** that the sale will be confirmed without further hearing on the recommendation of the Movant filed with the Court within five (5) days of the sale, and closing on the property shall occur within ten (10) days of receipt of the Final Order approving the auction if no objections are made known to the Court and the Movant by the close of bidding on the property.

**FURTHER ORDERED** that Movant shall file a report of sale within ten (10) days after the sale.

**FURTHER ORDERED** that the Movant shall immediately serve a copy of the within Order on each Respondent (i.e., each party against whom relief is sought) and its attorney of record, if any; upon any attorney or party who answered the motion or appeared at the hearing; the attorney for the debtor; the purchaser, or the attorney for the purchaser, if any, and, file a certification of service within five (5) days.

**FURTHER ORDERED** that the fourteen (14) day stay arising under Fed.R.Bankr.P. 6004(h) is hereby waived.

  
**JEFFERY A. BELLER**

United States Bankruptcy Judge

2-13-2018

**CASE ADMINISTRATOR TO MAIL:**

cc: Office of the U.S. Trustee Trustee  
Jordan S. Blask, Esq.

FILED  
2/13/18 10:33 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA