

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MASSACHUSETTS  
EASTERN DIVISION**

**In re:**  
**AUTO SALES & SERVICE, INC.,**  
**Debtor.**

**Chapter 11  
Case No. 10-14528-JNF**

**In re:**  
**GENERAL TRADING COMPANY,**  
**Debtor.**

**Chapter 11  
Case No. 10-14532-JNF**

**In re:**  
**FRANK SAWYER CORPORATION,**  
**Debtor.**

**Chapter 11  
Case No. 10-14533-JNF**

**In re:**  
**100 STUART STREET LLC,**  
**Debtor.**

**Chapter 11  
Case No. 10-14534-JNF**

**In re:**  
**SW BOSTON HOTEL VENTURE LLC,**  
**Debtor.**

**Chapter 11  
Case No. 10-14535-JNF**

*(Joint Administration Request Pending)*

**ORDER GRANTING DEBTORS AUTHORITY TO (A) ASSUME AND CONSUMMATE PENDING PURCHASE AND SALE AGREEMENTS FOR CONDOMINIUM UNITS; (B) MAKE AND CONSUMMATE NEW SALES FOR CONDOMINIUM UNITS; AND (C) FOR RELATED RELIEF**

This matter having come before the Court on the Debtors' Motion For Authority to: (A) Assume and Consummate Pending Purchase and Sale Agreements For Condominium Units; (B) Make and Consummate New Sales For Condominium Units; and (C) For Related Relief (the

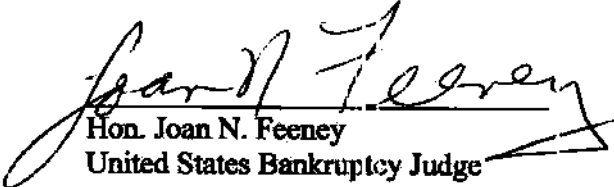
“Motion”), filed by the above-captioned debtors and debtors-in-possession (the “Debtors”); the Court having reviewed the Motion; the Court finding that (a) the Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334, (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2), (c) venue of this Chapter 11 case in this District is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and (d) notice of the Motion was sufficient under the circumstances; the Court determining that the legal and factual bases set forth in the Motion establish just cause for the relief granted by this Order; and it appearing that the relief requested is in the best interests of the Debtor’s estate, its creditors and other parties in interest;

**IT IS HEREBY ORDERED THAT:**

- A. The Motion is GRANTED in its entirety.
- B. The Debtors are authorized to assume the purchase and sale agreements for the Existing Sales and to sell Unit Nos. 16A, 16C, 16D, 16F, 16H, 17H, 18A, 19J, 21I, 22I, 25B and PH4 free and clear of all liens, claims, interests and encumbrances held or asserted by any party, including, without limitation, all lien claims, whether asserted or unasserted, known or unknown.
- C. The Debtors are authorized to sell condominium units for purchase prices at or above the Minimum Sales Prices, or with the consent of the Mortgage Holders, free and clear of all liens, claims, interests and encumbrances held or asserted by any party, including, without limitation, all lien claims, whether asserted or unasserted, known or unknown, without the necessity of a further court order.
- D. All Mortgage Holders shall deliver Unit Discharges and Releases to the Debtors’ closing attorney in a manner consistent with prepetition procedures, and all other Lienholders shall deliver Unit Discharges and Releases to the Debtors’ closing attorney within three (3) business days of a written request from the Debtors

E. Notwithstanding the provisions of Fed. R. Bankr. P. 6003 and 6004, this Order shall be effective immediately upon entry.

Dated: May 4, 2010

  
Hon. Joan N. Feeney  
United States Bankruptcy Judge

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