

Unit No. [REDACTED] according to The Declaration of Condominium recorded in Book [REDACTED] and all exhibits and amendments thereof, Public Records of Texas County, Texas.

4. 26 U.S.C. § 7402(a) provides that the Court has the power to issue “orders appointing Receivers, and such other orders and processes . . . as may be necessary or appropriate for the enforcement of the internal revenue laws.” 26 U.S.C. § 7403(d) provides that in any lien enforcement proceeding, at the request of the United States, the court may appoint a receiver to enforce the lien. The sale of the Crystal Lake Property by a local real estate agent acting as a Receiver is likely to yield a higher sales price and larger net proceeds than would an auction sale by the United States Marshal pursuant to 26 U.S.C. § 2001, or a state foreclosure sale.

5. Counsel for [REDACTED] has agreed to the appointment of a receiver and sale of the Crystal Lake Property.

6. The undersigned counsel for the United States has discussed the possibility of an appointment as a Receiver to take control of, and to arrange for the sale of the Crystal Lake Property with [REDACTED], whose address is [REDACTED]

[REDACTED] Texas. Mr. [REDACTED] has indicated that he and his company would be willing to accept the appointment on the terms set forth in the proposed Order Appointing Receiver that is associated with this motion.

6a. [REDACTED] is a licensed real estate sales agent in the State of Texas. Mr. [REDACTED] Texas’s real estate license is current. He has over 30 years of experience as a real estate agent in the Crystal Lake area. Mr. [REDACTED] is familiar with the area where the Crystal Lake Property are located specifically the [REDACTED] condominiums. In fact, Mr. [REDACTED] has over the years sold in excess of 20 properties where the Crystal Lake property is located.

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