

RECEIVED & FILED
98 NOV 10 AM 11:17

U.S. BANKRUPTCY COURT
PATRICIA GRAT. CLERK

1 ANGELIQUE L.M. CLARK
2 Chapter 7 Trustee
3 P. O. Box 50070
4 Sparks, Nevada 89435
5 Telephone: (702) 356-8099

6 *When Recorded Mail to:*
7 *WESTERN TITLE Co*
8 *6400 S. McCarran #J-46*
9 *Reno, NV 89509*
10 *1995078Jem*

11 UNITED STATES BANKRUPTCY COURT
12 FOR THE DISTRICT OF NEVADA

13 IN RE:

Case No. BK-N-95-31955-GWZ
Chapter 7

14 GREEN VALLEY PROPERTIES, INC.,
15 Debtor.

**ORDER GRANTING MOTION
OF ANGELIQUE L.M. CLARK,
CHAPTER 7 TRUSTEE, FOR
APPROVAL OF SALE OF REAL
PROPERTY FREE AND CLEAR OF LIENS
(Lots 13 & 14, Block B, Mountain Glen Phase
2, Douglas County, Nevada)**

Hearing Date: November 10, 1998
Hearing Time: 10:00 a.m.
Req'd Time: 15 min.

16
17
18
19
20 ANGELIQUE L.M. CLARK, Chapter 7 Trustee ("Trustee") moved this Court for approval of
21 the sale, free and clear of liens and encumbrances, of the real property known as lots 13 and 14 located
22 on Aspen Grove Circle in Douglas County, Nevada, more fully described in Exhibit "A" attached.
23 Exhibit "A" and all other exhibits referred to in this order are incorporated by this reference. Notice was
24 given pursuant to the law. Appearances: Angelique L.M. Clark, Janet L. Chubb, Esq., on behalf of
25 Louis J. Patetta and Greg V. Powning, and other appearances as noted on the record. No opposition
26 was filed. The Court, upon considering the documents filed herein and the arguments of counsel, finds
27 that good cause appears,

28 THEREFORE, IT IS HEREBY ORDERED that the motion for approval of sale of the real

0456296

BK1298PG2701

1 property known as lots 13 and 14 located on Aspen Grove Circle in Douglas County, Nevada, more
2 fully described in Exhibit "A" attached is granted. Exhibit "A" and all other exhibits referred to in this
3 motion are incorporated by this reference.

4 IT IS FURTHER ORDERED that the terms of the sale are as follows:

- 5 1. The Property shall be sold as is.
- 6 2. The Buyers will pay \$25,000 cash per lot (\$50,000 total).
- 7 3. Escrow will be at Western Title Company in its Minden, Nevada office. Buyers will be
8 responsible for any and all escrow fees and costs and any prorations incurred by Seller in the transfer
9 of the Property.
- 10 4. Outside of escrow, upon demand by the Trustee to Janet Chubb and Jones Vargas,
11 Buyers shall pay to the debtor's estate up to \$1,500.00 per lot (up to \$3,000.00 total) for any and all
12 administrative fees and expenses, including without limitation, the fees and costs involved in the
13 preparation and payment of final tax returns and the closing of the estate.
- 14 5. Upon closing, the estate and the Trustee shall be released from any liability or
15 responsibility arising from the sale.
- 16 6. The Buyers shall be responsible for the Douglas County real property taxes, otherwise
17 the sale is to be free and clear of all liens and encumbrances, and the liens shall attach to the net
18 proceeds, if any, and be paid in order of recorded priority.
- 19 7. The sum of \$25,000.00 per lot will be deposited into the escrow account and will be
20 distributed by Western Title to the beneficiaries of the first deeds of trust. A table outlining the
21 percentages held by and the amount to be distributed to each beneficiary is attached as Exhibit "B".

22 DATED this 10th day of November, 1998.

23
24
25 
26 UNITED STATES BANKRUPTCY JUDGE
27
28

COPY

0456296

BK 1298PG2703

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lots 13 and 14, in Block B, as set forth on the Final Map of MOUNTAIN GLEN, PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1989, in Book 989, Page 3823, as Document No. 211874.

A.P.N. 25-531-01 and 25-531-02

COPY

0456296

BK 1298 PG 2704

COPY

0456296

BK 1298PG2705

EXHIBIT B

EXHIBIT "B"

BENEFICIAL DISTRIBUTION FROM SALE OF LOTS 13 & 14

I.

FIRST TRUST DEED RECORDED 4/24/95
 LOT 13 - TOTAL DISTRIBUTION OF \$25,000.00

Trustor: Green Valley Properties, Inc.
 Trustee: Stewart Title of Douglas County
 Beneficiary: Pyramid Mortgage Company

Book 495, Page 3516, Document Number 360777 of Official Records of Douglas County, NV.

BENEFICIARY	BENEFICIAL PERCENTAGE	AMOUNT TO BE DISTRIBUTED
Ernest Blickle and Elly R. Blickle husband and wife as joint tenants of 1064 Westeria Drive, Minden, Nevada 89423	13.1464%	\$ 3,286.60
Frederick Tepelman and Eleanor Tepelman husband and wife as joint tenants of 1386 Kitty Hawk, Gardnerville, Nevada 89410	8.7642%	\$ 2,191.05
Don E. Hearron and Mary D. Hearron husband an wife as joint tenants of 3401 Ridgecrest Drive, Reno, Nevada 89512	4.3821%	\$ 1,095.53
Kenneth L. Van Bebber and Jeanne Van Bebber husband and wife as joint tenants of 3805 Kings Row, Reno, Nevada 89503	10.5171%	\$ 2,629.27
Robert L. Baker and Carlene D. Baker husband and wife as joint tenants of 6800 Pah Rah Drive, Sparks, Nevada 89436	17.5285%	\$ 4,382.13
Ralph H. Auten and Evelyn E. Auten husband and wife as joint tenants of 4155 Margrave Court, Reno, Nevada 89509	10.6047%	\$ 2,651.17
Ben H. Price and Judith Price husband and wife as joint tenants of 730 Icarus Court, Reno, Nevada 89512	35.0570%	\$ 8,764.25

TOTALS

100.0000%

\$25,000.00

0456296

BK 1298PG2706

II.
 FIRST TRUST DEED RECORDED 4/24/95
 LOT 14 - TOTAL DISTRIBUTION OF \$25,000.00

Trustor: Green Valley Properties, Inc.
 Trustee: Stewart Title of Douglas County
 Beneficiary: Pyramid Mortgage Company

Book 495, Page 3519, Document Number 360778 of Official Records of Douglas County, NV.

BENEFICIARY	BENEFICIAL PERCENTAGE	AMOUNT TO BE DISTRIBUTED
Evelyn E. Auten, a married woman as her sole and separate property of 4155 Margrave Court, Reno, Nevada 89509	47.6191%	\$11,904.77
Marshall Kreil and Celia M. Kreil husband and wife as joint tenants of 12560 Water Lily Way, Reno, Nevada 89511	28.5714%	\$ 7,142.85
Kenneth L. Van Bebber and Jeanne Van Bebber husband and wife as joint tenants of 3805 Kings Row, Reno, Nevada 89503	14.2857%	\$ 3,571.43
Frederick Tepelman and Eleanor Tepelman husband and wife as joint tenants of 1386 Kitty Hawk, Gardnerville, Nevada 89410	9.5238%	\$ 2,380.95
TOTALS	100.0000%	\$25,000.00

SEAL

TBW G:\WP51\PATETTA\TRSTDED2.TBL

18351.2

I certify that this is a true copy:

Attest: *R. J. Daniels*
 Deputy Clerk, Bankruptcy Court

0456296

BK 1298 PG 2707

COPY

WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 DEC 10 P12:16

0456296

BK 1298PG2708

LINDA SLATER
RECORDER

\$14.50 PAID KØ DEPUTY