1 ANGELIQUE L.M. CLARK Chapter 7 Trustee P. O. Box 50070 2 Sparks, Nevada 89435 Telephone: (702) 356-8099 3 When Recorded Mailto 4 WESTERLA TIHECO 6400 S. McCarron 47-46 5 Reno NV 9,9502 6 195078TEM 7 8 9 10 11

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U.S. BAHRER FIRST CLERK
PATRICIA GRAY, CLERK

UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEVADA

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GREEN VALLEY PROPERTIES, INC.,

Debtor.

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

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 14. 1998
Hearing Time: 10:00 a.m.
Reg'd Time: 15 min.

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

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

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

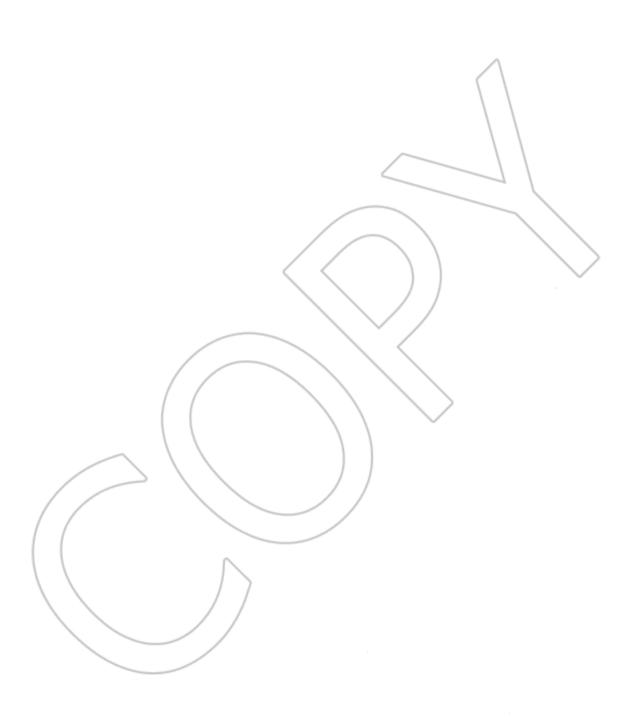
IT IS FURTHER ORDERED that the terms of the sale are as follows:

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

UNITED STATES BÁNKRUPTCY JUDGE

TBW H:\FSIWP\$I\PATETTA\SALE. ORDER

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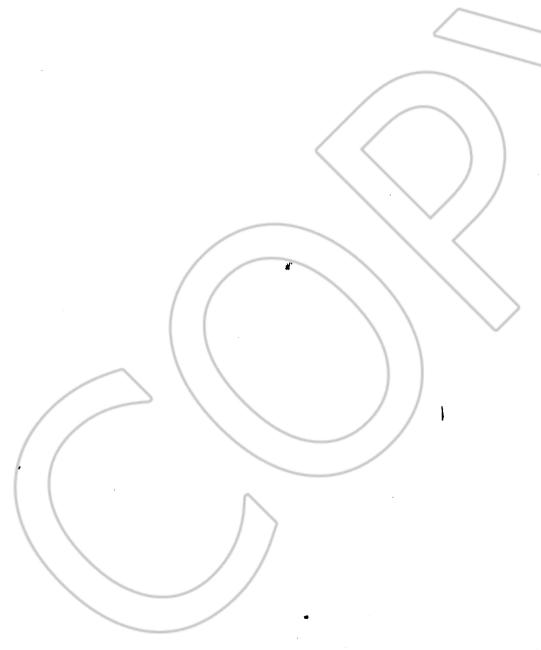
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DESCRIPTION

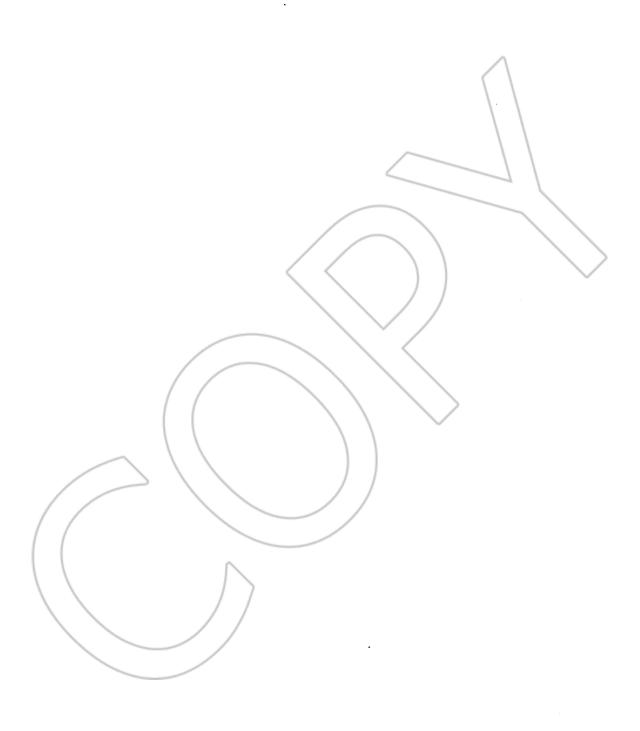
All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

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



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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

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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

TBW G:\WPSI\PATETTA\TRSTDED2.TBL

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I certify that this is a true copy:

Attest: .

Deputy Clerk, Bankruptcy Court

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WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO., REVADA

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LINDA SLATER
RECORDER
\$\frac{\lambda \lambda}{2} \text{PAID} \textsquare DEPUTY}

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