

WHEN RECORDED MAIL TO:

MICHAEL LEHNERS, ESQ.  
429 Marsh Ave.  
Reno, Nevada 89509  
Nevada Bar Number 003331  
(702) 786-1695

RECEIVED & FILED  
98 NOV 25 AM 11:15

U.S. BANKRUPTCY COURT  
PATRICIA GRAY, CLERK

Attorney for Debtors

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

oOo

BK-N- 95-31815  
CHAPTER 13  
Hearing Date: 11/25/98  
and Time: 10:00 a.m.  
Mtn No. \_\_\_\_\_  
Est Time: 5 Minutes

IN RE

TED STEVEN SNYDER and  
PATRICIA ANN SNYDER,

Debtor(s).

ORDER GRANTING MOTION TO SELL  
PROPERTY FREE AND CLEAR OF  
LIENS

THIS MATTER having come before the Court on motion of the Debtors to sell their residence located at 1965 Mule, Gardnerville, Nevada, APN No. 29-451-04 free and clear of liens pursuant to 11 U.S.C. §363(b) to Peter and Joan Aurness (TRUST) for the sum of \$170,000.00, Michael Lehnrs, Esq. appearing on behalf of the Debtors, there being no opposition to this motion filed, the Court having reviewed the matters before it and good cause appearing therefore,

IT IS HEREBY ORDERED that the Debtors' motion is granted and that they may sell the above described property to Peter and Joan Aurness (TRUST) for the sum of \$170,000.00.

IT IS FURTHER ORDERED that the Debtors are empowered to execute any and all documents necessary to effect this sale.

1 IT IS FURTHER ORDERED that the Trustee shall receive the sum of  
2 \$17,563.84 from escrow which she shall use to pay the secured claim of  
3 the Internal Revenue Service and all other creditors the amounts which  
4 were projected to go to them in the Debtors' confirmed plan.

5 IT IS FURTHER ORDERED that after the Trustee pays all creditors  
6 what was originally projected to go to them in the Debtors' confirmed  
7 plan, she shall sequester the remaining amount, pending further order of  
8 this Court as to the issue of whether the proceeds of sale from a  
9 homestead during the pendency of a Chapter Thirteen must go for the  
10 benefit of creditors.

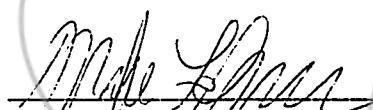
11 IT IS FURTHER ORDERED that attorney's fees in the amount of  
12 \$750.00 to Michael Lehnrs, Esq. are approved and shall be paid out of  
13 escrow.

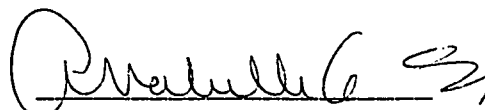
14 Dated: This 25<sup>th</sup> day of November, 1998

15  
16  
17 By:   
18 UNITED STATES BANKRUPTCY JUDGE


19 Submitted by

20 Approved/Disapproved  
21 as to Form and Content

22   
23 Michael Lehnrs, Esq.  
24 Attorney for Secured Creditor

25   
26 Anabelle Savage  
27 Chapter Thirteen Trustee

28 I certify that this is a true copy:

Attest:   
Deputy Clerk, Bankruptcy Court

2

SEAL

0457063

BK1298PG5161

UNITED STATES BANKRUPTCY COURT  
for the  
District of Nevada

ANABELLE G. SAVAGE, Trustee  
Chapter 13 Trustee, P. O. Box 41358  
RENO, NV 89504

TRUSTEE'S REPORT OF RECEIPTS AND DISBURSEMENTS  
For the period from October 17, 1995 through November 18, 1998

IN RE:

Case Number  
BK-N 95-31815

TED & PATRICIA SNYDER  
P.O. BOX 2400  
GARDNERVILLE, NV 89410

Attorney  
MICHAEL LEHNERS, ESQ.  
429 MARSH AVENUE  
RENO, NV 89509

RECEIPTS

Date	Source	Net Rec	Date	Source	Net Rec	Date	Source	Net Rec
	Calendar 1995		Dec 23 MO 0792		500.00	Dec 22 MO 5425		500.00
Dec 28 MO 2838		200.00		Calendar 1997			Calendar 1998	
	Calendar 1996		Jan 20 MO 0822		300.00	Jan 21 MO8519		500.00
Jan 17 MO2464		400.00	Feb 20 MO3752		500.00	Jan 27 96TXREF7836		792.52
Feb 20 MO 8676		200.00	Mar 20 MO 0895		500.00	Feb 20 MO 1399		500.00
Mar 22 MO 5752		200.00	Apr 10 95TXREF2551		499.13	Mar 20 MO 1233		500.00
Apr 19 MO 4822		200.00	Apr 17 MO9135		500.00	Apr 17 MO1470		500.00
May 17 MO C506		200.00	May 20 MO 3436		500.00	May 21 MO9090		500.00
Jun 19 MO0547		300.00	Jun 20 MO5605		500.00	Jun 22 MO6797		500.00
Jul 22 MO0575		500.00	Jul 21 MO9443		500.00	Jul 20 CC9275		500.00
Aug 20 MO3146/7/8		500.00	Aug 21 MO 5025		500.00	Aug 21 MO 4288		500.00
Sep 19 MO7498		200.00	Sep 22 MO4518		300.00	Sep 17 MO4376		500.00
Oct 21 MO5423		500.00	Oct 20 MO 5206		550.00	Oct 21 MO4443		500.00
Nov 19 MO C102/3		500.00	Nov 20 MO4680/1		550.00	Nov 2 97TXREF3911		1,163.50

CLAIMS AND DISTRIBUTIONS

Claim	Name of Claimant	Class	Scheduled or Allowed	Percent Forgiven	Prior Balance	Paid this Period	Balance Due
Atty	MICHAEL LEHNERS, ESQ.	Admin.	1,500.00		1,500.00	1,500.00	
3	SEARS, ROEBUCK & CO.	Secured	128.93		128.93	128.93	
3	SEARS, ROEBUCK & CO.	Unsecured	0.00				
2	INTERNAL REVENUE SERVICE	Secured	17,511.67		17,511.67	7,267.67	10,253.54
				With Interest @	8.500 %	4,078.74	9.54
2	INTERNAL REVENUE SERVICE	Unsecured	390.00		390.00		390.00
02	INTERNAL REVENUE SERVICE	Priority	1,873.98		1,873.98	1,873.98	
4	STEVEN BALE, ESQ.	Unsecured	5,462.50		5,462.50		5,462.50
	Trustee's compensation and Expenses:.....					1,427.71	1,457.80
Totals: (to complete payment of claims.)			\$26,867.08		\$26,867.08	\$16,375.64	\$17,563.84
Minimum (Base):			\$30,655.15	Payments made to date:	\$17,555.15	Remaining minimum due:	\$13,100.00

Summary of all receipts and disbursements from the date the case was filed, to and including, November 18, 1998.  
Receipts : \$17,555.15 Paid Claimants : \$14,947.93 Paid Costs : \$1,427.71 Undistributed: \$1,179.51

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 DEC 21 P4:43

0457063  
BK1298PG5162

LINDA SLATER  
RECORDER  
\$ 7.00 PAID *KS* DEPUTY