

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A.P.N.: 1220-21-710-096
File No: 143-2101089 (JJ)

2003 OCT 23 PM 12:37

WERNER CHRISTEN
RECORDER

\$ 18.00 PAID *Kj* DEPUTY

When Recorded, Mail To:
William Kimball, Jr.
300 West 123rd Ave., #2518
Westminster, CO 90234

ORDER APPROVING DEBTOR'S MOTION TO SELL REAL PROPERTY

COPY

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BK 1003PG11914

SCANNED
CIVIL

1 SEAN P. PATTERSON, Esq.
STATE BAR NUMBER 5736
2 325 West Liberty Street
Reno, Nevada 89501
3 (775) 786-1615

4 Attorney for Debtor

FILED AND ENTERED
ON DOCKET

'03 OCT 22 A8:27

5 UNITED STATES BANKRUPTCY COURT
6 FOR THE DISTRICT OF NEVADA
7 * * *

BANKRUPTCY COURT
MARIA GRAY, CLERK

8 IN RE:
WILLIAM W. KIMBALL, Jr.

Case No: BK-N-03-52850-GWZ
(Chapter 13)

ORDER APPROVING DEBTOR'S MOTION
TO SELL REAL PROPERTY; MOTION TO
APPOINT REAL ESTATE AGENT AND
APPROVE COMMISSION; MOTION FOR
ATTORNEYS FEES AND COSTS
HEARING DATE: 10-21-03
HEARING TIME: 1:00 P.M.
TIME REQUIRED: 5 Minutes

9 Debtors.

10 The Debtor having filed this Motion to Sell Real Property Free
11 and Clear of Liens on October 17, 2003, on an Order Shortening
12 Time, wherein the Debtor requested authority to sell real property
13 (their residence) out of the ordinary course of business.

14 **IT IS HEREBY ORDERED** that the debtor be allowed to sell the
15 real property located at 1358 Donna Court Gardnerville, Nevada to
16 Valerie Garcia & David Tirre. The sales price of the property is
17 \$187,000. In addition, the 10-day time period is waived and escrow
18 can immediately close.

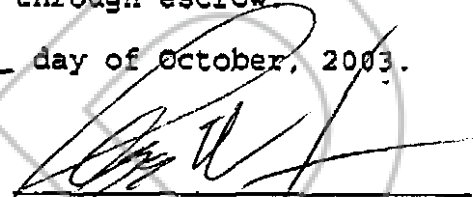
19 **IT IS FURTHER ORDERED** attorneys fees and costs of \$208.00 owed
20 to debtor's counsel, Sean P. Patterson, Esq., shall be paid at the
21 close of escrow by the title company.

22 **IT IS FURTHER ORDERED** after the first mortgage, including the
23 attorneys fees and costs of Jones Vargas is paid in full, the
24

1 second mortgage is paid in full, the attorneys fees and costs for
 2 Sean P. Patterson are paid in full, and the costs of sale are paid
 3 in full; the costs in the amount of \$11,220.00 shall be paid to
 4 Colleen Miller, the remainder of the funds shall be distributed to
 5 the debtor.

6 IT IS FURTHER ORDERED the Trustee shall make no distributions
 7 on the mortgage claims provided for in the plan because the sale
 8 will pay these claims in full through escrow.

9 DONE AND DATED this ____ day of October, 2003.


 UNITED STATES BANKRUPTCY JUDGE

12 RESPECTFULLY SUBMITTED this ____ day of October, 2003.

14 _____
 SEAN P. PATTERSON, ESQ.

15 Approved/Disapproved as to form:

16 William Van Meter, Trustee

17
 18 By 
 WILLIAM VAN METER

19 Approved/Disapproved as to form:

20 Janet L. Chubb, Esq.

21
 22 By _____
 JANET L. CHUBB, Esq.

SEAL

25 I certify that this is a true copy

26 Attest: 
 Deputy Clerk, Bankruptcy Court

1 second mortgage is paid in full, the attorneys fees and costs for
2 Sean P. Patterson are paid in full, and the costs of sale are paid
3 in full; the costs in the amount of \$11,220.00 shall be paid to
4 Colleen Miller, the remainder of the funds shall be distributed to
5 the debtor.

6 **IT IS FURTHER ORDERED** the Trustee shall make no distributions
7 on the mortgage claims provided for in the plan because the sale
8 will pay these claims in full through escrow.

9 DONE AND DATED this 22 day of October, 2003.

GREGG W. ZIVE

UNITED STATES BANKRUPTCY JUDGE

12 RESPECTFULLY SUBMITTED this 21 day of October, 2003.


SEAN P. PATTERSON, ESQ.

15 Approved/Disapproved as to form:

16 William Van Meter, Trustee

18 By _____
WILLIAM VAN METER

19 Approved/Disapproved as to form:

20 Janet L. Chubb, Esq.

22 By _____
JANET L. CHUBB, Esq.

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1 second mortgage is paid in full, the attorneys fees and costs for
2 Sean P. Patterson are paid in full, and the costs of sale are paid
3 in full; the costs in the amount of \$11,220.00 shall be paid to
4 Colleen Miller, the remainder of the funds shall be distributed to
5 the debtor.

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7 on the mortgage claims provided for in the plan because the sale
8 will pay these claims in full through escrow.

9 DONE AND DATED this _____ day of October, 2003.

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UNITED STATES BANKRUPTCY JUDGE

RESPECTFULLY SUBMITTED this _____ day of October, 2003.

SEAN P. PATTERSON, Esq.

Approved/Disapproved as to form:

William Van Meter, Trustee

By _____
WILLIAM VAN METER

Approved/Disapproved as to form:

Janet L. Chubb, Esq.

By Janet L. Chubb
JANET L. CHUBB, Esq.

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