

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 OCT 13 AM 11:51

APN: 1220-22-110-105

**Recording Requested By:**

Name: WESTERN TITLE COMPANY,  
INC.

Street Address: 1626 HWY 395

City/St/  
Zip: MINDEN, NV 89423

R.P.T.T. \$

WERNER CHRISTEN  
RECORDER

<sup>50</sup>  
\$16 PAID *KJ* DEPUTY

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

**COVER SHEET**

**TYPE OF DOCUMENT**

**UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA**

This page added to provide additional information required by NRS 111 312 Sections 1-2. (Additional recording fee applies)  
*This cover page must be typed or legibly hand printed.*

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07 OCT 2004

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12/21/04  
u. Beguelin  
0/2

DEL HARDY, ESQ.  
NEVADA BAR #1172  
2 MARK BEGUELIN, ESQ.  
NEVADA BAR #3675  
3 HARDY & ASSOCIATES  
96 Winter Street  
4 Reno, NV 89503  
(775) 322-7422  
5 Attorneys for Debtor(s)

FILED AND ENTERED  
ON DOCKET

'04 OCT -7 11:08

U.S. BANKRUPTCY COURT  
PATRICIA GRAY CLERK

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

8 IN RE:  
9 SALLY SCHMIDLIN,

CASE NO. BK-N-00-32761

CHAPTER 13

ORDER APPROVING SALE  
OF PROPERTY

12 Debtor(s)

13 HEARING DATE: 10/5/04  
14 HEARING TIME: 10:00 a.m.

15 \_\_\_\_\_  
16 The above-entitled matter having come before this Court and  
17 good cause appearing therefrom, the Court hereby approves the sale  
18 of 1437 Shasta Dr., Gardnerville, NV to Steven and Carolyn King.  
19 The escrow charges of \$217.50, recording fees of \$688.55, 2<sup>nd</sup>  
20 installment to Douglas County Treasurer of \$422.05, Buyers' agent-  
21 Prudential in the amount of \$10,470.00, the First Deed of Trust in  
22 the amount of \$171,840.00, Title Charges which are owners policy to  
23 Western Title in the amount of \$844.58, Recon Tracking to Western  
24 Title in the amount of \$170.00 and Fed Ex to Western Title in the  
25 amount of \$20.00 shall be paid through escrow.

26 Attorneys fees in the amount of \$500.00 are to be paid through  
27 the escrow for preparation of this Motion and Order.

28 The trailer payoff to TBD for \$27,000.00, the Internal Revenue

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1 Service in the amount of approximately \$95,000, the Commission to  
2 Caldwell Banker for \$10,470.00 and the amount owed to William Van  
3 Meter for the Chapter 13 Plan, shall be held in escrow pending  
4 ~~further Affidavits being provided to the Court.~~  
*FURTHER ORDER OF*

5 This property shall be sold free and clear of all  
6 encumbrances and liens *WITH ALL VALID ENCUMBRANCES ATTACHING*  
7 *TO THE SALE PROCEEDS.*

8 The 10 day appeal period of Bankruptcy Rule 8002 is hereby  
9 waived and this Order shall be effective immediately.

10 Dated this 19<sup>th</sup> day of Oct., 2004.

11   
12 UNITED STATES BANKRUPTCY JUDGE

13 Approved/Disapproved:  
14   
15 William Van Meter,  
16 Chapter 13 Trustee

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**SEAL**

I certify that this is a true copy.  
Attest:   
Deputy Clerk, Bankruptcy Court

