

APN# : 1220-22-410-069

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 086722-WLD

When Recorded Mail To:

Nicole Mathers

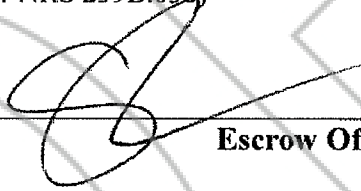
1243 Kingston Way
Gardnerville, NV 89410

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Wendy Dunbar



Escrow Officer

Order on Motion to Sell Property

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

Bruce T Beesley
Honorable Bruce T. Beesley
United States Bankruptcy Judge



Entered on Docket
August 10, 2017

Michael G. Millward, Esq.
Bar No. 11211
1591 Mono Avenue
Minden, NV 89423
(775) 600-2776
Attorney for Debtor

I certify that this is a true copy:

Attest: 8/15/17
Deputy Clerk, U.S. Bankruptcy Court

J.M. Staw

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

* * * * *

In re:

NICHOLE RAE MATHERS,

Case No. 16-50438-BTB
Chapter 13

**ORDER ON MOTION TO SELL
PROPERTY**

Hearing Date: July 27, 2017
/ Hearing Time 3:00 p.m.

Debtor's *Motion to Sell Property* was duly noticed and heard on July 27, 2017 at 3:00 pm. Based upon the papers on file herein, and the representation of counsel and the Chapter 13 Trustee,

THE COURT HEREBY FINDS AS FOLLOWS:

1. Due notice of the hearing of the Motion to Sell Property has been given as required by law;
2. Debtor Nicole Rae Mathers filed bankruptcy on April 12, 2016;
3. Debtor's plan was confirmed on October 20, 2016;
4. Debtors confirmed Plan provides for a base amount of \$6,050.00 with monthly Plan payments of \$50.00. In addition, included in the Plan base, the confirmed Plan



1 provides for a supplemental Plan payment of \$4,250.00 in month 15 (July 2017), from the
2 proceeds of the sale of real property located at 620 Kathy Court, Gardnerville, Nevada 89460
3 (hereinafter "Residence"), Assessor's Parcel Number being 1220-22-410-069, more
4 particularly described as:

5 Lot 883, as shown on the map of Gardnerville Ranchos Unit No. 7, filed in the
6 office of the County Recorder Douglas County, Nevada, on March 27, 1974 as
7 Document No. 72456.

8 Excepting oil, gas and mineral rights, as described in the Deed recorded January
9 6, 1977, as File No. 05940, Official Records.

10 5. Debtor accepted an offer from a bona fide buyers who are not parties of
11 interest;

12 6. Good reason exists for the sale of the Residence;

13 7. The sale of the Residence has been conducted in a legal and fair manner;

14 8. The terms sale of the Residence appears to be reasonable and the price is not
15 disproportionate to the value of the property. It is in the best interests of the Debtor to sell
16 the Residence to the Buyer at the agreed upon price and upon agreed terms (hereinafter
17 "Sale Agreement");

18 9. The Sale Agreement for sale of the Residence is signed by the Buyer, Sterling
19 Brooke Investments, LLC, and the Seller, Nicole Rae Mathers, and said documents contain
20 provisions that the sale is subject to Court approval; and

21 10. No other bids were submitted at the hearing for the purchase of the Residence.

22 GOOD CAUSE APPEARING, it is hereby ORDERED as follows:

23 1. That the Debtor's Motion to Sell Property is Granted;

24 2. That the sale to Sterling Investments, LLC, at the purchase price of
25 \$229,000.00 upon the terms and conditions that are contained in Exhibits 1 to the *Motion to
26 Sell Property* is granted.

27 3. That the Buyer and Debtor are ordered to comply with the terms and
28 conditions set forth in the Residential Offer and Acceptance Agreement, Counter Offer, and,



1 Addendum regarding the shared costs of escrow, title insurance, recording fees, and
2 document and transfer taxes for the sale of the Residence;

3 4. That payment of the sales commissions in the amount of three percent (3%) of
4 the sales price, \$6,870.00, to Timothy Egan as the Seller's Agent and payment of the sales
5 commissions in the amount of three percent (3%) of the sales price, \$6,870.00, to Lorilyn
6 Vasey Chitwood, as the Buyer's Agent is approved;

7 5. That Debtor is ordered to satisfy the Bank of America, N.A. first and the
8 Department of Housing and Urban Development second mortgages in full through escrow;

9 6. That escrow shall provide to make a supplemental Plan payment to the Trustee
10 in the amount of \$4,250.00 pursuant to the confirmed Plan;

11 7. The Debtor shall continue to make monthly Plan payments in the amount of
12 \$50.00 for the remaining term of the confirmed Plan;

13 8. That Debtor is permitted to sell exempt and non-exempt tangible personal
14 property necessary to complete her move from the Residence; and

15 9. That all proceeds in excess of all demands upon escrow be provided to the
16 Debtor.

17
18 Prepared by:

19
20 /s/ Michael G. Millward
MICHAEL G. MILLWARD, ESQ.
21 Attorney for Debtor

22 APPROVED:

23 /s/ William Van Meter
WILLIAM VAN METER
24 Chapter 13 Trustee

25 APPROVED:

26 /s/ Gregory L. Wilde
27 GREGORY L. WILDE, ESQ.
Attorney for Bank of America, N.A.
28



ALTERNATIVE METHODS re: RULE 9021:

In accordance with L.R. 9021, the undersigned certifies:

The Court waived the requirements set forth in L.R. 9021.

No party appeared at the hearing or filed an objection to the motion.

I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order as indicated above, or waived their right to approve the order, or failed to respond as indicated below:

WILLIAM A. VAN METER
Chapter 13 Trustee

Approved
 Disapproved
 Failed to Respond

GREGORY L. WILDE, ESQ.
Attorney for secured creditor
Bank of America, N.A.

Approved
 Disapproved
 Failed to Respond

Dated: August 9, 2017

/s/ Michael G. Millward
Michael G. Millward
Bar No.: 11212
Attorney for Debtor

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