



KAREN ELLISON, RECORDER

APN# _____

Recording Requested by/Mail to:

Name: Joanne Kingsley Garska
Address: 3681 Pinecut way
City/State/Zip: WELLINGTON, NV 89444

Mail Tax Statements to:

Name: Same
Address: _____
City/State/Zip: _____

ORDER

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

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



Entered on Docket
July 14, 2020

1 SEAN P. PATTERSON, Esq.
2 STATE BAR NUMBER 5736
3 232 Court Street
4 Reno, Nevada 89501
5 (775) 786-1615
6 Attorney for Debtor

ELECTRONICALLY FILED
7-13-20

7 UNITED STATES BANKRUPTCY COURT
8 FOR THE DISTRICT OF NEVADA

9 * * *

10 IN RE:
11 JOANNA A. GARSKA

Case No. BK-N-20-50517-BTB
(Chapter 7)

ORDER APPROVING MOTION TO AVOID
12 JUDGMENT LIENS OF BUSINESS &
13 PROFESSIONAL COLLECTION
14 SERVICE, INC. & CHARLES MARTIN

Hearing Date: 7-8-20
Hearing Time: 2:00 p.m.
Time Required: 5 minutes

15 Debtor.

16 The Debtor, by and through her attorney, SEAN P. PATTERSON,
17 Esq. filed a Motion to Avoid the Judgment Liens of Business &
18 Professional Collection Service and Charles Martin. The motion was
19 properly noticed in the court. There having been no opposition
20 filed herein in this motion. Mr. Martin made an appearance on the
21 phone conference hearing:
22

I certify that this is a true copy

Attest: *C. Youngblood* 7/23/20
Deputy Clerk, Bankruptcy Court

1 IT IS HEREBY ORDERED that the Judgment Liens are avoided as
2 removing the liens from the property located at 3681 Pinenut Way in
3 Wellington, Nv. 89444. The legal description is:

4 Lot 47 as shown on the Map of Topaz Ranch Estates Unit No. 3,
5 Filed in the Office of the County Recorder of Douglas County,
6 State of Nevada, on March 31, 1969, in Book 1 of Maps, Page
7 221 as Document No. 44091-3681.

8 Thus, the following judgment liens shall be avoided from the
9 debtors' real property. The APN for the property is 1022-09-001-
10 090.

11 2. That the judgment lien recorded February 19, 2009 as
12 Document Number 0738076 shall be removed from the debtor's
13 homesteaded residence is now null and void.

14 3. That the judgment lien recorded November 5, 2008 as
15 Document Number 0732485 shall be removed from the debtor's
16 homesteaded residence is now null and void.

17 RESPECTFULLY SUBMITTED this th day of July, 2020.

18 /s/ SEAN P. PATTERSON, Esq.
19 SEAN P. PATTERSON, Esq.
20 Attorney for the Debtor

21 **Approved as to Form:**

22 CHARLES MARTIN
23 Judgment Lien Creditor-In Proper Persona

24 /s/ CHARLES MARTIN
25 CHARLES MARTIN

DECLARATION IN SUPPORT OF ORDER

In accordance with LR 9021, counsel submitting this documents certifies as follows:

_____ The court waived the requirement of approval under LR 9021.

*** This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond as indicated on the order.

_____ This is a Chapter 9, 11, or 15 case and I have delivered a copy of this proposed order to all who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond as indicated on the order.

_____ I certify that I have served a copy of the order with the motion, and no parties appeared or filed written objections.

_____ I certify I did not receive any opposition to the motion and no parties appeared at the hearing in opposition to this motion.

DATED this 13th day of July, 2020.

/s/ SEAN P. PATTERSON, ESQ.
SEAN P. PATTERSON, ESQ.