

DOUGLAS COUNTY, NV

2022-980725

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\$40.00

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN No.: 1318-03-211-006

Escrow No.: 21024586-DR

Recording Requested By:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

When Recorded Return to:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

Mail Tax Statements to:
Axel Fuchs and Serena Colah Fuchs
1297 Sanderling
Richmond, CA 94801

SPACE ABOVE FOR RECORDERS USE

**ORDER GRANTING MOTION TO SELL REAL PROPERTY LOCATED AT 1035 LYNN
WAY ZEPHYR COVE NV 89448**

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of a person or persons as required by law: (state specific law).

SIGNATURE

Print Signature

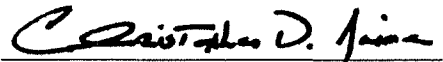
TITLE

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

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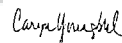

Honorable Christopher D. Jaime
United States Bankruptcy Judge



Entered on Docket
January 24, 2022

KEVIN A. DARBY, ESQ. (#7670)
TRICIA M. DARBY, ESQ. (#7956)
DARBY LAW PRACTICE, LTD.
4777 Caughlin Parkway
Reno, Nevada 89519
Telephone: (775) 322-1237
Facsimile: (775) 996-7290
E-mail: kevin@darbylawpractice.com
tricia@darbylawpractice.com

Attorneys for Debtor

I CERTIFY THAT THIS IS A TRUE COPY:
DATED: January 25, 2022
ATTEST: 
Deputy Clerk Digitally signed by Caryn Youngblood
Date: 2022.01.25 10:54:27 -08'00'



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:
KATHLEEN WOLSKI,

Debtor.

CASE NO. BK-N-21-50623-NMC
Chapter 13

**ORDER GRANTING MOTION TO SELL
REAL PROPERTY LOCATED AT 1035
LYNN WAY, ZEPHYR COVE, NEVADA
89448**

Hearing Date: January 20, 2022
/ Hearing Time: 1:30 p.m.

This Court having reviewed KATHLEEN WOLSKI, Motion to Sell Real Property Located at 1035 Lynn Way, Zephyr Cove, Nevada 89448, and the Declaration in support thereof, filed herein on December 22, 2021, as Dkt. #27 and #28, (the "Motion"), having heard this matter on proper notice, and good cause appearing,

IT IS HEREBY ORDERED that the Motion is GRANTED;

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IT IS HEREBY FURTHER ORDERED that the Motion, the underlying Residential Offer and Acceptance Agreement, and the transactions contemplated thereby are approved, and Debtor is hereby authorized and empowered to perform her obligations under the agreements and to act as necessary to effectuate the sale without further corporate authorization or Order of this Court;

IT IS HEREBY FURTHER ORDERED that the \$1,599,000.00 in sales proceeds shall be disbursed directly from escrow as follows:

- (1) to pay off in full Debtor's mortgage,
- (2) to pay costs of sale, including real estate agent commissions and title/escrow fees, and attorney's fees and costs to Darby Law Practice of \$1,911.00;
- (3) to pay William A. Van Meter, Chapter 13 Trustee, \$20,000.00 for all administrative claims and all allowed unsecured claims, and
- (4) to pay Debtor the remaining net sale proceeds.

IT IS HEREBY FURTHER ORDERED that as provided by Fed. R. Bankr. P. 6004(h), 6006(d) and 7062, this Order shall be effective and enforceable immediately upon entry. Notwithstanding Bankruptcy Rules 6004(h), the Court expressly finds that there is no just reason for delay in the implementation of this Order and expressly directs entry of the order as set forth herein; and

IT IS HEREBY FURTHER ORDERED that the 14-day appeal period is waived.

IT IS SO ORDERED.

SUBMITTED BY:

/s/ Tricia M. Darby

By: _____
DARBY LAW PRACTICE, LTD.
4777 Caughlin Parkway
Reno, NV 89519
Attorneys for Debtor

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1 In accordance with LR 9021, an attorney submitting this document certifies as follows:

2 The court has waived the requirement set forth in LR 9021(b)(1).

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

4
5 I have delivered a copy of this proposed order to all attorneys who appeared at the
6 hearing, and each has approved or disapproved the order, or failed to respond, as indicated
7 above:

8 I certify that this is a case under chapter 7 or 13, that I have served a copy of this
9 order with the motion pursuant to LR 9014(g), and that no party has objected to the form
10 or content of the order.

11 DARBY LAW PRACTICE, LTD.

12 */s/ Tricia M. Darby*

13 By: _____

14 TRICIA M. DARBY, ESQ.

15 4777 Caughlin Parkway

16 Reno, Nevada 89519

17 Attorneys for Debtor

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