

DOUGLAS COUNTY, NV

2024-1010000

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STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-04-111-014
File No.:	2335805 SAB
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Michael Lehnrs, Esq.	
429 Marsh Ave	
Reno, NV 89509	

(for recorders use only)

**Order Granting Motion to Seller Assets of the Estate
(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 any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

_____ (State specific law)

Signature – Sherry Baker

Title – Escrow Officer

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.

(Additional recording fee applies)

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Hilary L Barnes
Honorable Hilary L. Barnes
United States Bankruptcy Judge



Entered on Docket
5 July 01, 2024

I CERTIFY THAT THIS IS A TRUE COPY:
DATED: July 1, 2024
ATTEST: *Melinda Mall* Digitally signed by Melinda Mall
Date: 2024.07.01 14:17:08 -0700
Deputy Clerk



MICHAEL LEHNERS, ESQ.
429 Marsh Ave.
Reno, Nevada 89509
Nevada Bar Number 003331
(775) 786-1695
email michaellehners@yahoo.com
Attorney for Chapter 7 Trustee
W. Donald Gieseke

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

oOo

BK-N- 22-50542-HLB
CHAPTER 7
Hearing Date: 6/27/24
and Time: 1:30 p.m.
Mtn No. _____
Est Time: 5 Minutes

IN RE

JANET S. PARKER, aka JANET
PARKER, aka JANET S. GRAHAM,
fdbA MINDEN AIR CORP.
LEONARD K. PARKER, aka
LEONARD PARKER,

ORDER GRANTING MOTION TO SELL
ASSETS OF THE ESTATE

Debtor(s).

THIS MATTER came before the Court on the motion of Chapter 7
Trustee, W. Donald Gieseke, to sell assets of the estate (ECF 85). These

1 assets consist of the real property located at 1226 Kings Lane Court,
2 Gardnerville Nevada, and it is more particularly described as:

3 All that certain real property situated in the County of
4 Douglas, State of Nevada, described as follows:

5 Lot 13 as shown on the Official Map of KINGSLANE UNIT NO.
6 1, filed in the office of the County Recorder of Douglas
7 County, Nevada, on December 26, 1968, in Book 64, Page 82
8 as Document No. 43243.

9 APN: 1220-04-111-014

10 Michael Lehnrs, Esq. appeared on behalf of the Chapter 7 Trustee.
11 Karen Ayarbe, Esq. appeared on behalf of Kingslane HOA The Court
12 reviewed the matters before it. Good cause appearing therefore, the
13 Court finds and Orders as follows:

14 IT IS HEREBY ORDERED that the Chapter 7 Trustee's motion to sell
15 the real property located at 1226 Kings Lane Court, Gardnerville Nevada,
16 is granted.

17 IT IS FURTHER ORDERED that the sale of the real property located
18 at 1226 Kings Lane Court, Gardnerville Nevada to American Patriot
19 Homes, LLC. for the cash amount of \$82,500.00 is approved.

20 IT IS FURTHER ORDERED that the Chapter 7 Trustee is authorized to
21 execute all necessary escrow closing documents on behalf of the Estate.

22 IT IS FURTHER ORDERED that the fees charged by Crockett
23 Enterprises and Teri Bartl's commission shall be held in escrow pending
24 approval of Crockett Enterprises' Motion to be Employed (ECF 78) and
25 Ms. Bartl's Motion to Amend her Employment Agreement (ECF 81). Both
26 motions shall be heard on July 9, 2024.
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IT IS FURTHER ORDERED that all other ordinary closing costs, including but not limited to commissions, utilities, taxes and the amount owed to the Kingslane HOA may be paid from escrow.

IT IS FURTHER ORDERED that the 14 day stay provisions of Fed. R. Bank. Pro 6004(h) be waived so that this Order shall take effect immediately upon entry on the docket.

Approved/Disapproved

Dated: 6/25/24

Dated: 6/28/24

[Signature]
Michael Lehnert, Esq.
Attorney for Chapter 7 Trustee

[Signature]
Karen Ayarbe, Esq.
Attorney for Kingslane HOA

#

1 **CERTIFICATION PER LR 9021**

2 In accordance with LR 9021, counsel submitting this document certifies as
3 follows:

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

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

8 XX I have delivered a copy of this proposed order to all
9 attorneys who appeared at the hearing, and each has
10 approved or disapproved the order, or failed to respond,
11 as indicated below: [list each party and whether the
12 party has approved, disapproved, or failed to respond to
13 the document]:

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

18 /s/ Michael Lehnert, Esq.
19 Michael Lehnert, Esq.
20 attorney for Movant
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