

DOUGLAS COUNTY, NV

2024-1010002

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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 Lehnars, Esq.	
429 Marsh Ave	
Reno, NV 89509	

(for recorders use only)

**Order Granting Motion to Avoid Judgment Lien of JP Morgan Chase
Bank on 1226 Kings Lane, Gardnerville Property
(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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Natalie M. Cox

Honorable Natalie M. Cox
United States Bankruptcy Judge



Entered on Docket
April 04, 2023

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

I CERTIFY THAT THIS IS A TRUE COPY:
DATED: April 4, 2023
ATTEST: *Caryn Youngblood*
Deputy Clerk
Digitally signed by Caryn Youngblood
Date: 2023.04.04 13:00:53 -0700

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA



oOo

BK-N- 22-50542-NMC
CHAPTER 7
Hearing Date: 3/21/23
and Time: 2:00 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 AVOID
JUDGMENT LIEN OF JPMORGAN
CHASE BANK ON 1226 KINGS LANE,
GARDNERVILLE PROPERTY

Debtor(s).

THIS MATTER came before the Court on the motion of the Chapter
7 Trustee to avoid the Judgment Lien of JPMorgan Chase Bank on 1226
Kings Lane, Gardnerville Property. Michael Lehnern, Esq. appeared on

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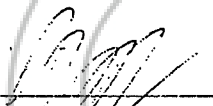
behalf of the Chapter 7 Trustee, who was also present. The Court reviewed the matters before it. Good cause appearing therefore, the Court finds and Orders as follows

IT IS HEREBY ORDERED that the Chapter 7 Trustee's motion is granted.

IT IS FURTHER ORDERED that the judgment lien recorded by JPMorgan Chase Bank in Douglas County under Document No. 2019-924508 is null and void for the reasons set forth in the Trustee's motion.

IT IS FURTHER ORDERED that this judgment lien shall be expunged with respect to the real property located at 1226 Kings Lane, Gardnerville, Nevada upon the recording of this Order in Douglas County

Dated: 3/31/23



Michael Leeners, Esq.
Attorney for Chapter 7 Trustee

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CERTIFICATION PER LR 9021

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

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

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

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

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

/s/ Michael Lehnert, Esq.
Michael Lehnert, Esq.
attorney for Movant