



SHAWNYNE GARREN, RECORDER

APN# 1121-05-516-010

Recording Requested by/Mail to:

Name: FRANCIS S. LOCOCO  
Address: 1133 CORTES LANE  
City/State/Zip: GARDNERVILLE, NV. 89410

Mail Tax Statements to:

Name: FRANCIS S. LOCOCO  
Address: 1133 CORTES LANE.  
City/State/Zip: GARDNERVILLE, NV. 89410

ORDER APPROVING STIPULATION TO ABANDON PROPERTY OF THE ESTATE.

Title of Document (required)  
CASE # 24-50307-41B

Please complete the Affirmation Statement below:

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)
- Military Discharge – NRS 419.020 (2)
- Other NRS \_\_\_\_\_ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

[Signature]  
Signature

FRANCIS S. LOCOCO  
Printed Name

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

*Hilary L Barnes*

Honorable Hilary L. Barnes  
United States Bankruptcy Judge



Entered on Docket  
June 28, 2024

FLETCHER & LEE  
Elizabeth Fletcher, Esq.  
Nevada Bar No. 10082  
448 Ridge Street  
Reno, Nevada 89501  
Telephone: 775.324.1011  
Email: efletcher@fletcherlawgroup.com

**I CERTIFY THAT THIS IS A TRUE COPY:**  
**DATED: August 21, 2024**

---

**ATTEST:** *Natalie A. Clarke* Digitally signed by Natalie Clarke  
Date: 2024.08.21 16:09:41 -0700  
Case Administrator II



Attorneys for Northstar Lending Group, Inc.  
and the Frank Lococo 2000 Trust

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEVADA

In re:  
  
RICHARD ALAN NORMAN  
  
Debtor.

Case No.: 24-50307-hlb  
Chapter 7 Case

**ORDER APPROVING STIPULATION TO  
ABANDON PROPERTY OF THE  
ESTATE**

(NO HEARING REQUIRED)

The Court has considered the Stipulation To Abandon Property of the Estate<sup>1</sup> (the "Stipulation"), a copy of which is attached hereto as Exhibit 1, filed by Secured Creditor Frank Lococo 2000 Trust (the "Lococo Trust"), by and through its counsel Elizabeth Fletcher, Esq., Fletcher & Lee, Debtor Richard Alan Norman ("Debtor"), by and through his counsel, William Cope, Esq. of the Law Offices of William D. Cope, Esq., and Chapter 7 Trustee Christina Lovato ("Trustee," and with the Lococo Trust and the Debtor, the "Parties"). The Court has reviewed the Stipulation and good cause appearing:

<sup>1</sup> All capitalized terms herein shall have the meaning ascribed to them in the Stipulation.

FL

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

IT IS HEREBY ORDERED that the Stipulation is APPROVED in its entirety;

IT IS HEREBY FURTHER ORDERED that the Gardnerville Property is abandoned pursuant to 11 U.S.C. § 554(c);

IT IS HEREBY FURTHER ORDERED that the Gardnerville Property shall be surrendered to the Lococo Trust pursuant to the Note and Deed of Trust and the Lococo Trust shall take possession of the Gardnerville Property;

IT IS HEREBY FURTHER ORDERED that the Debtor shall cooperate by executing any and all documents necessary to surrender the Gardnerville Property to the Lococo Trust;

IT IS HEREBY FURTHER ORDERED that the Lococo Trust shall sell the Gardnerville Property and apply the proceeds in partial satisfaction of Claim No. 1;

IT IS HEREBY FURTHER ORDERED that the Trustee and the Estate waive any and all interests in the proceeds generated from the sale of the Gardnerville Property; and

IT IS HEREBY FINALLY ORDERED that this Stipulation satisfies the foreclosure provisions of Article 9 of the Uniform Commercial Code and the Debtor waives any and all rights to assert otherwise.

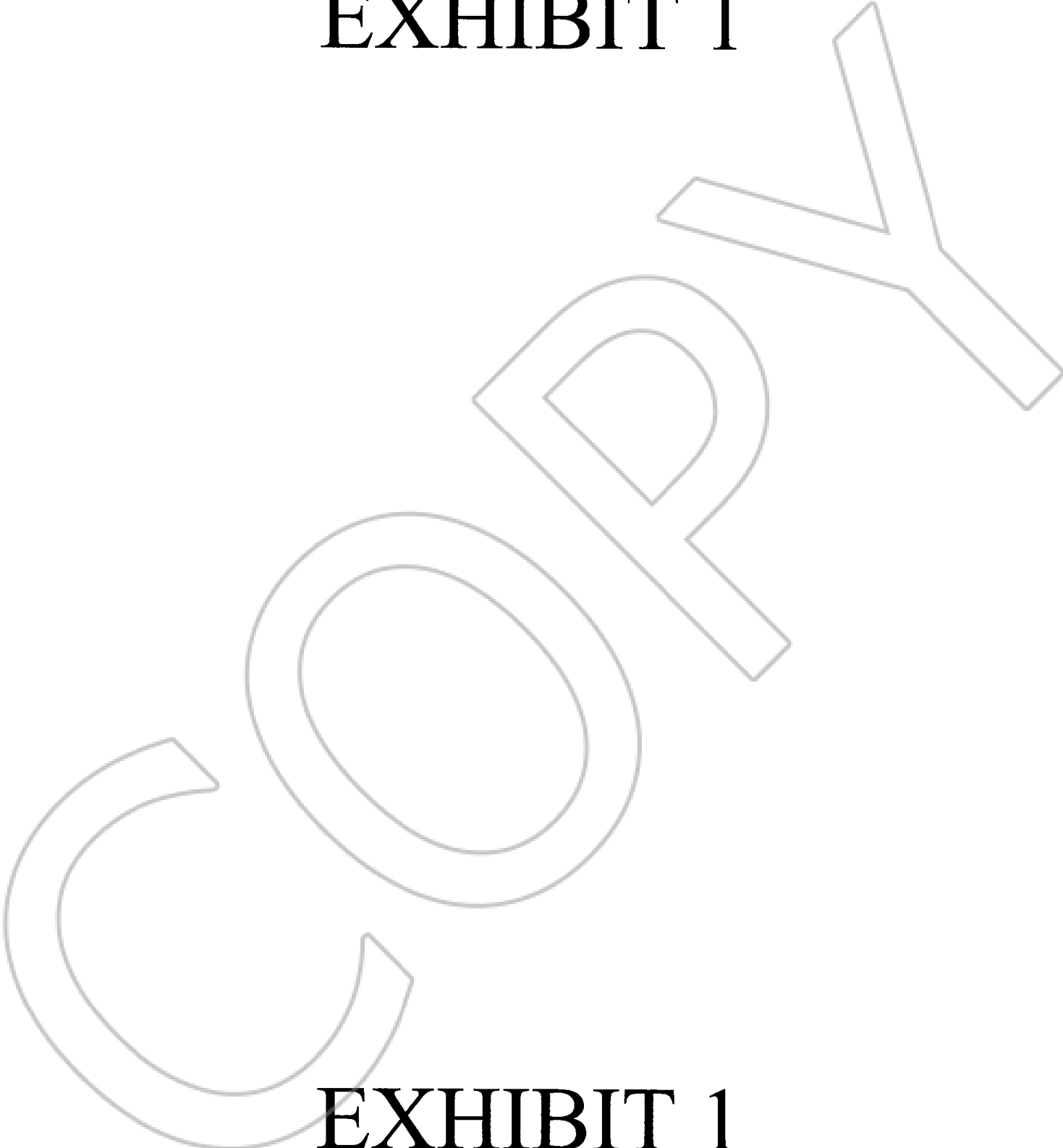
Submitted By:

FLETCHER & LEE

/s/ Elizabeth Fletcher, Esq.  
ELIZABETH FLETCHER, ESQ.  
Counsel for Frank Lococo 2000 Trust

###

# EXHIBIT 1



# EXHIBIT 1

1 FLETCHER & LEE  
2 Elizabeth Fletcher, Esq.  
3 Nevada Bar No. 10082  
4 448 Ridge Street  
5 Reno, Nevada 89501  
6 Telephone: 775.324.1011  
7 Email: efletcher@fletcherlawgroup.com

8 Attorneys for Northstar Lending Group, Inc.  
9 and the Frank Lococo 2000 Trust

10 UNITED STATES BANKRUPTCY COURT  
11 FOR THE DISTRICT OF NEVADA

12 In re:

13 RICHARD ALAN NORMAN

14 Debtor.

Case No.: 24-50307-hlb

Chapter 7 Case

**STIPULATION TO ABANDON  
PROPERTY OF THE ESTATE**

(NO HEARING REQUIRED)

15 Secured Creditor Frank Lococo 2000 Trust (the "Lococo Trust"), by and through its  
16 counsel Elizabeth Fletcher, Esq., Fletcher & Lee; Debtor Richard Alan Norman ("Debtor"), by  
17 and through his counsel, William Cope, Esq. of the Law Offices of William D. Cope, Esq.; and  
18 Chapter 7 Trustee Christina Lovato ("Trustee," and with the Lococo Trust and the Debtor, the  
19 "Parties"), hereby agree and stipulate as follows:

20 1. On March 29, 2024 (the "Petition Date"), the Debtor filed a voluntary petition under  
21 Chapter 7 of the Bankruptcy Code, which initiated Case No. 24-50307-hlb (the "Bankruptcy  
22 Case"). Docket No. 1.

23 2. On March 29, 2024, Christina Lovato was appointed as the Chapter 7 Trustee.  
24 Docket No. 6.

25 3. The Debtor scheduled an interest in the real property located at 269 Mark Street,  
26 Gardnerville, in Douglas County, Nevada 89410 (the "Gardnerville Property"). Docket No. 1, p.  
27 15.

28 4. The Debtor further scheduled the claim of the Lococo Trust as secured against the

FL

1 Gardnerville Property. Id., p. 23. The Lococo Trust's claim was not scheduled as contingent,  
2 unliquidated or disputed. Id.

3 5. In the Statement of Intention, the Debtor indicated that he intends to surrender the  
4 Gardnerville Property. Id., p. 45.

5 6. On April 1, 2024, the Debtor filed an Amended Schedule C listing the property he  
6 claimed as exempt, which did not include the Gardnerville Property. Docket No. 7.

7 7. On May 7, 2024, the Lococo Trust filed its Proof of Claim. Claim 1-1. The Claim  
8 reflects that the Lococo Trust is the holder of a Note dated November 23, 2022 made by the Debtor  
9 for the principal amount of \$21,000.00 (the "Note"). Id. The Note is secured by a deed of trust  
10 on the Gardnerville Property (the "Deed of Trust"). Id. The total amount of the Lococo Trust's  
11 Proof of Claim based upon the Note and Deed of Trust is \$43,903.03 as of the Petition Date. Id.

12 8. On May 16, 2024, the Trustee filed her report of no distribution in the Bankruptcy  
13 Case, indicating her intent to abandon the Gardnerville Property back to the Debtor pursuant to 11  
14 U.S.C. § 554(c). Docket No. 13.

15 9. The Gardnerville Property is property of the estate pursuant to 11 U.S.C. §541(a).

16 10. The Parties now hereby stipulate and agree to the following:

17 a. The Trustee shall abandon the Gardnerville Property pursuant to 11 U.S.C.  
18 § 554(c);

19 b. The Debtor agrees that immediately upon abandonment of the Gardnerville  
20 Property by the Trustee, the Gardnerville Property shall be surrendered to the Lococo Trust  
21 pursuant to the Note and Deed of Trust and the Lococo Trust shall take possession of the  
22 Gardnerville Property;

23 c. The Debtor shall execute all necessary documents, including but not limited  
24 to a release of the Lis Pendens recorded against the Gardnerville Property and a Deed in Lieu of  
25 Foreclosure, transferring the Gardnerville Property to the Lococo Trust;

26 d. The Lococo Trust shall retain an unsecured claim in an amount equal to the  
27 difference between Claim No. 1 and the sale price of the Gardnerville Property;

28 e. The Trustee and the Debtor waive any and all interests in the proceeds

1 generated from the sale of the Gardnerville Property.

2 f. This Stipulation satisfies all foreclosure provisions under Nevada law and  
3 the Debtor waives any and all rights to assert otherwise.

4 DATED this 27th day of June, 2024.

5 FLETCHER & LEE

6 /s/ Elizabeth Fletcher, Esq.  
7 ELIZABETH FLETCHER, ESQ.  
8 Counsel for Frank Lococo 2000 Trust

9 THE LAW OFFICES OF WILLIAM D. COPE, ESQ.

10 /s/ William D. Cope, Esq.  
11 WILLIAM D. COPE, ESQ.  
12 Counsel for the Debtor

13 /s/ Christina Lovato

14 CHRISTINA LOVATO  
15 Chapter 7 Trustee of the Bankruptcy Estate of  
16 Richard Allan Norman  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

FL

CERTIFICATE OF SERVICE

Pursuant to Fed. R. Civ. P. 5(b) and Local Rule 5005, I certify under penalty of perjury that I am an employee of Fletcher & Lee, 448 Ridge Street, Reno, Nevada 89501, and that on June 27, 2024, I served the foregoing Stipulation to Abandon Property of the Estate by ECF to all those persons registered with the United States Bankruptcy Court for electronic notice in this matter as follows:

SETH J. ADAMS on behalf of Creditor The D. Gerald Bing Trust, Gregory V. Holst, Trustee, c/o Woodburn and Wedge  
sadams@woodburnandwedge.com, mpuletau@woodburnandwedge.com

WILLIAM D COPE on behalf of Debtor RICHARD ALAN NORMAN  
william@copebklaw.com, r64042@notify.bestcase.com

ELIZABETH A. FLETCHER on behalf of Creditor FRANK LOCOCO -- 2020 TRUST  
efletcher@fletcherlawgroup.com,  
edendary@fletcherlawgroup.com;epaulson@fletcherlawgroup.com

ELIZABETH A. FLETCHER on behalf of Creditor NORTHSTAR LENDING GROUP, INC.  
efletcher@fletcherlawgroup.com,  
edendary@fletcherlawgroup.com;epaulson@fletcherlawgroup.com

CHRISTINA W. LOVATO  
trusteelovato@att.net, NV26@ecfbis.com

U.S. TRUSTEE - RN - 7  
USTPRegion17.RE.ECF@usdoj.gov

DATED this 27th day of June, 2024.

/s/ Elizabeth Dendary, ACP  
ELIZABETH DENDARY, ACP  
Advanced Certified Paralegal

FL