

Official Record

Recording requested By
JEFFREY T. MACBURNIE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 4
RPTT: Recorded By: AE
Book- 317 Page- 0187



0153737

APN 005-241-06

APN 005-241-08

APN 005-241-09

005-241-10

005-241-11

ORDER GRANTING DEBTORS MOTION TO AVOID A

JUDICIAL LIEN **Title of Document**

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Jeffrey MacBurnie
Signature Title
JEFFREY T MAC BURNIE
Print
2-08-2018
Date

Grantees address and mail tax statement:

HC 10 BOX 9
PILOAH, NV 89043



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Honorable Laurel E. Davis
United States Bankruptcy Judge



Entered on Docket
May 18, 2015

I certify that this is a true copy.

Attest:
Deputy Clerk, Bankruptcy Court

David M. Crosby, Esq.
Nevada Bar #3499
Troy S. Fox
Nevada Bar #11127
CROSBY & FOX, LLC
710 South Eighth Street
Las Vegas, Nevada 89101
Phone: (702) 382-2600
Attorneys for Debtor(s)

Crosby & Fox, LLC
710 S. 8th St., Las Vegas, NV 89101
Ph: (702) 382-1007 Fax: (702) 382-1921

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:	Case No.: 14-11080-LED
Jeffrey T. MacBurnie,	CH: 13
Debtor.	Trustee: Kathleen A. Leavitt
	Hearing Date: May 12, 2015
	Hearing Time: 2:30 p.m.

**ORDER GRANTING DEBTOR'S MOTION TO AVOID
A JUDICIAL LIEN PURSUANT TO §522(f)**

Debtor's **MOTION TO AVOID A JUDICIAL LIEN PURSUANT TO §522(f)** having been duly filed and served on all appropriate parties and having come before this Court for hearing on the date and at the time set forth above with Debtor appearing by and through his legal counsel, Crosby & Fox, LLC and good cause appearing therefore;

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///



1 THE COURT HEREBY FINDS:

2 1. 1. On the date of the petition, Debtor was the owner of real property
3 used as his principal residence known as:

4 Mount Wilson Ranch
5 8302 Mount Wilson Ranch Road, Pioche NV 89043
6 117.37 acres for residence (All Claimed in Homestead Filing)
7 Includes Following Addresses: listed as Mount Wilson Ranch Road: 518
8 (Apts. A, B, C, D) (911 Designated 8175); 444 (911 Des. 8274), 446 (911
9 Des. 8300), 442 (911 Des. 8302), 432 (911 des. 8426)
10 Includes Following Address: Listed as Pinion Pine Road: 436
11 Including the following Parcel Numbers: 005-214-06, 005-241-08, 005-241-
12 09, 005-241-10, 005-241-11

13 Hereinafter "Subject Property."

14 2. The Judicial Liens are impairing the homestead exemption claimed by the
15 Debtor and may be avoided pursuant to 11 U.S.C. §522(f).

16 3. Pursuant to F.R.B.P 7052, and F.R.C.P. 52 incorporated therein, this order
17 adopts and incorporates the Finding of Facts and Conclusions of Law announced in
18 Open Court on 5-12-15. Any finding of fact which should be conclusions of law are
19 deemed to be conclusions of law. And any conclusions of law which should be findings
20 of fact, are deemed to be findings of fact.

21 4. The judicial liens of Nicole Dunne, or any of her successors or assigns are
22 hereby avoided, and completely and totally removed from the Subject Property claimed
23 as the Homestead, including parcels 005-214-06, 005-241-08, 005-241-09, 005-241-10,
24 005-241-1, in Lincoln County, Nevada.

25 5. Once signed and entered by the Court, recording of this order, together with
26 Debtor's Discharge shall constitute sufficient documentation to evidence that the Judicial
27 Liens of Nicole Dunne and her successors and assigns, recorded in the office of the
28 Lincoln County Recorder at Document Numbers #138059, #146789, and #146790, have
been removed from the Subject Property.

6. The Avoidance of this lien shall be effective upon Debtor's Receipt of a
Discharge.

Crosby & Fox, LLC
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7. The Court shall retain jurisdiction to resolve any disputes regarding this order.

IT IS SO ORDERED

Approved at to Form and Content By:
Law Offices of Corey B. Beck, P.C.

Respectfully Submitted:

/s/ Troy Fox
Troy S. Fox, Esq
Crosby & Fox, LLC
Attorneys For Debtor

/s/ Corey Beck
Corey Beck
Attorney for Creditor, Nichole Dunne

9021 Certification

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 counsel who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below:

Corey Beck, Attorney For Creditor: APPROVED

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/ Troy Fox
Troy S. Fox, Esq
Crosby & Fox, LLC
Attorneys For Debtor

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