

SO ORDERED.

Dated: August 16, 2012



Redfield T. Baum

Redfield T. Baum, Bankruptcy Judge

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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA**

In re

Mark Andrew Hanson,

Debtors.

Mark Andrew Hanson,

Plaintiffs,

vs.

Wells Fargo Bank, N.A.,

Defendant.

**CASE NO. 2:11-bk-24338-RTB
ADV. NO. 2:12-ap-01221-RTB
FINDINGS OF FACT AND
CONCLUSIONS OF LAW RE:
COMPLAINT TO DETERMINE
SECURED STATUS AND AVOID LIEN**

*RE: Real property located at
8668 E. Solano Dr., Scottsdale, AZ 85250*

The Complaint to Determine Secured Status and Avoid Lien on Real Property having been duly filed with the Court on the 29th day of June, 2012, and notice having been given to the Lienholding Creditor Wells Fargo Bank, N.A. and its Statutory Agent and said Creditor having failed to file an objection or response to the Complaint within the required period and good cause appearing therefore, it is:

ORDERED, ADJUDGED AND DECREED:

- a) Judgment is granted in favor of Debtor;
- b) For the purposes of Debtors' Chapter 13 Plan, the Lien on real property legally described in Exhibit A attached hereto is valued at zero. Wells Fargo, N.A. does

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not have a secured claim for Loan number ending in 3429 and the Lien may not be enforced pursuant to 11 U.S.C. §§506, 1322(b)(2) and 1327;

- c) This order shall become part of the Debtors' confirmed Chapter 13 Plan;
- d) Upon entry of discharge in Debtors' Chapter 13 case, the Lien shall be voided for all purposes and, upon application by Debtors, the Court will enter an appropriate form of judgment.
- e) If Debtors' Chapter 13 case is dismissed or converted to Chapter 7 before Debtors obtain a discharge, this Order shall cease to be effective and the Lien shall be retained to the extent recognized by applicable non-bankruptcy law, and upon application by Wells Fargo Bank, N.A., the Court will enter an appropriate form of Order restoring the Lien.
- f) Except as provided by separate, subsequent Order of this Court, the Lien may not be enforced so long as this Order remains in effect.
- g) Each party to bear their own costs and expenses.

- DATED AND SIGNED ABOVE -

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EXHIBIT A

LEGAL DESCRIPTION

LOT 708, OF PARK SCOTTSDALE 4, ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 96 OF MAPS,
PAGE 18

a.k.a. 8668 E. Solano Dr., Scottsdale, AZ 85250

TAX ID No. 173-74-088

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