

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF INDIANA
HAMMOND DIVISION

IN RE:)
)
ANTHONY A. TAYLOR and)
CHERYL A. TAYLOR;)
)
Debtors.)

Case No. 11-21064-kl
Chapter 13

2017 045245

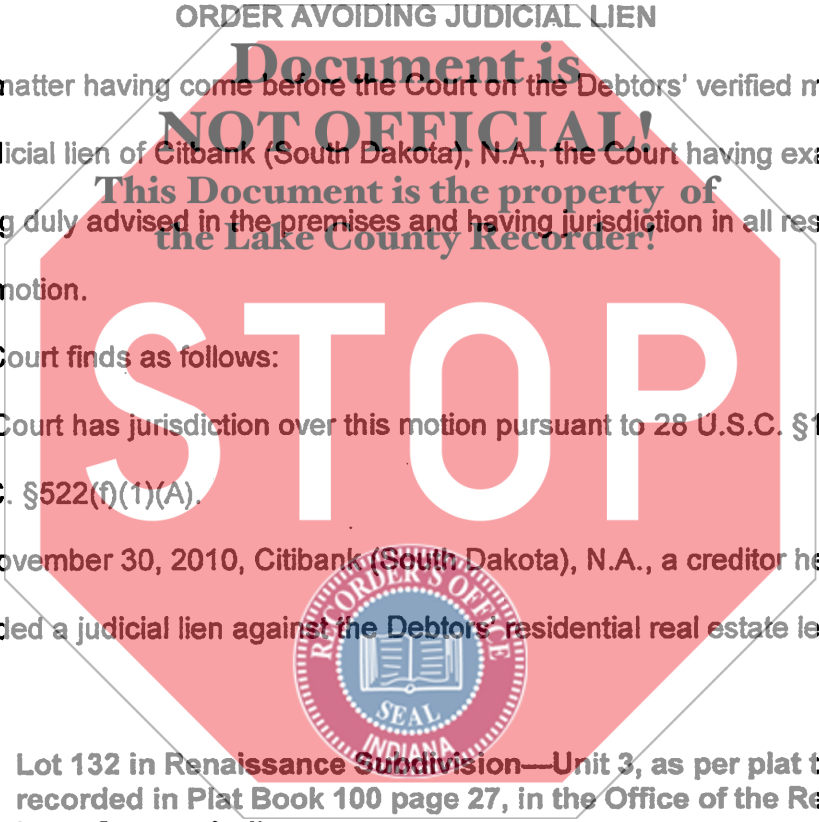
ORDER AVOIDING JUDICIAL LIEN

This matter having come before the Court on the Debtors' verified motion to avoid the judicial lien of Citibank (South Dakota), N.A., the Court having examined said motion, being duly advised in the premises and having jurisdiction in all respects, now grants said motion.

The Court finds as follows:

1. This Court has jurisdiction over this motion pursuant to 28 U.S.C. §1334 and 11 U.S.C. §522(f)(1)(A).
2. On November 30, 2010, Citibank (South Dakota), N.A., a creditor herein, recorded a judicial lien against the Debtors' residential real estate legally known as:

Lot 132 in Renaissance Subdivision—Unit 3, as per plat thereof, recorded in Plat Book 100 page 27, in the Office of the Recorder of Lake County, Indiana.
3. The Debtors' real estate is more commonly known as 9030 W. 96th Avenue, St. John, Lake County, Indiana 46373-8972. The property identification number of this real estate is 45-11-34-177-011.000-035.



MICHAEL B. BROWN
RECORDER

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

AMOUNT \$ 25-
 CASH CHARGE _____
 CHECK# _____
 OVERAGE _____
 COPY _____
 NON-CONF _____
 DEPUTY RA

4. Citibank (South Dakota), N.A.'s judicial lien is in the amount of \$4,052.04 plus costs and has attached to the Debtors' residential real estate pursuant to Ind. Code §34-55-9-2. This lien is now a cloud on the Debtors' title to this real estate.
5. The Debtors' interest in the real estate referred to above in paragraphs two and three and encumbered by the lien of Citibank (South Dakota), N.A. has been claimed as fully exempt in the Debtor's Bankruptcy Schedule C.
6. The existence of the creditor's lien on the Debtors' real estate impairs exemptions to which the Debtors would be entitled under 11 U.S.C. §522(b) and Ind. Code §34-55-10-2(c)(1) and may be avoided and cancelled pursuant to 11 U.S.C. §522(f)(1)(A).
7. The allegations set forth in the Debtors' motion are true and accurate and the motion should be granted.

IT IS THEREFORE ORDERED:

The Debtors' motion is granted. The November 30, 2010 judicial lien of Citibank (South Dakota), N.A. encumbering the Debtors' real estate legally known as:

Lot 132 in Renaissance Subdivision—Unit 3, as per plat thereof, recorded in Plat Book 100 page 27, in the Office of the Recorder of Lake County, Indiana.

more commonly known as 9030 W. 96th Avenue, St. John, Lake County, Indiana 46373-8972 is hereby avoided and cancelled pursuant to 11 U.S.C. §522(f)(1)(A) as said lien impairs the exemptions to which the Debtors are entitled pursuant to 11 U.S.C. §522(b) and Ind. Code §34-55-10-2(c)(1). Said lien is no longer a cloud on the Debtors' title to residential real estate.

This Court order and this Court's order discharging the Debtors, Anthony A. Taylor and Cheryl A. Taylor, of all dischargeable debts may be recorded with the Lake County Recorder and the same shall have the effect of avoiding and cancelling the lien of Citibank (South Dakota), N.A. of November 30, 2010.

SO ORDERED THIS

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DAY OF APRIL, 2017.

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WBA
This Document is the property of
the Lake County Recorder.

JUDGE, U.S. BANKRUPTCY COURT

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