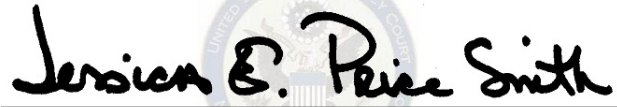


IT IS SO ORDERED.

Dated: 23 September, 2015 12:02 PM



Jessica E. Price Smith

JESSICA E. PRICE SMITH
UNITED STATES BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF OHIO
EASTERN DIVISION**

IN RE:

IN PROCEEDINGS UNDER CHAPTER 7

**KERRY S. MUELLER
MARY ANN MUELLER
Debtors.**

CASE NO. 14-18048

JUDGE JESSICA E. PRICE SMITH

ORDER

The matter before the Court is the Debtors' Motion to Avoid Judicial Lien (Doc. No. 14). The Motion was duly noticed and no opposition was filed. Debtors seek to avoid a judicial lien of Dollar Bank Federal Savings Bank on two parcels of property. The Motion is granted with respect to the Debtors' residence, Lorain County Parcel No. 07-00-0016-104-011. The Motion is granted in part and denied in part with respect to Lorain County Parcel No. 07-00-035-103-029. ("rear land" property). There appears to be equity in the rear land property to support a portion of the judicial lien. The Court accepts the valuation submitted by Debtors at Doc. No. 53. However, in Debtors' calculation of the liens on the property, they include a lien for real property taxes in the amount of \$1,259.00. Because the Debtor husband has only a ½ interest in the property, only ½ of the tax liability should be included in the lien calculation. After making

this correction, there is equity in the rear land property. Accordingly, the Motion with respect to the rear land property is granted to the extent that Debtor's claimed exemption of \$1,225.00 is impaired.

Accordingly, it is ordered that the judicial lien of Dollar Bank Federal Savings Bank, recorded in Lorain County Clerk of Common Pleas Court under 14CJ078945 on September 30, 2014 is avoided as to Lorain County Parcel No. 07-00-0016-104-011, subject to the Debtors receiving a discharge. It is further ordered that the judicial lien of Dollar Bank Federal Savings Bank, recorded in Lorain County Clerk of Common Pleas Court under 14CJ078945 on September 30, 2014 is avoided as to Lorain County Parcel No. 07-00-035-103-029 to the extent it impairs the Debtor husband's exemption in the amount of \$1,225.00 and subject to the Debtors receiving a discharge.

It is further ordered that the filing of a certified copy of this order and a certified copy of the discharge order with the appropriate state or county office, together with the payment of any fees due, shall act as a release and satisfaction of the judicial liens to the extent identified above.

IT IS SO ORDERED.