

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND**

at \_\_\_\_\_

IN RE:

Debtor

Case No. \_\_\_\_\_

Chapter \_\_\_\_\_

vs.

Movant

Respondent

**ORDER GRANTING MOTION TO AVOID LIEN  
ON DEBTOR'S PRINCIPAL RESIDENCE**

Having considered the debtor's Motion to Avoid Lien, and any response filed thereto, and it appearing that proper notice has been given, pursuant to 11 U.S.C. § 506 and for the reasons set forth in the cases of Johnson v. Asset Management Group, LLC, 226 B.R. 364 (D. Md. 1998), and in First Mariner Bank v. Johnson, 411 B.R. 221 (D. Md. 2009) it is by the United States Bankruptcy Court for the District of Maryland,

ORDERED, that the claim of respondent be and is hereby deemed wholly unsecured; and it is further,

ORDERED, that at such time as a discharge order is entered pursuant to

11 U.S.C. § 1328 or the debtor completes performance of the debtor's confirmed Chapter 13 Plan in this case, the lien held in favor of respondent on the debtor's real property described as: \_\_\_\_\_, is avoided, and it is further,

ORDERED, that if the respondent has filed or timely files a proof of claim, the claim of the respondent be and hereby is allowed as a general unsecured claim for purposes of distributions under the debtor's plan; and it is further,

ORDERED, that allowance of the claim of the respondent as an unsecured claim pursuant to this order is without prejudice to objection to such claim on other grounds.

cc: Trustee  
Debtor Name and Address  
Debtor's Attorney Name and Address  
Respondent Name and Address  
U.S. Trustee

**End of Order**

**INSTRUCTIONS FOR COMPLETION OF  
LOCAL BANKRUPTCY FORM H**

(These instructions should not be filed when the form is uploaded.)

**NOTE:** Local Bankruptcy Rule 3012-1 requires a motion to avoid a lien on a Chapter 13 debtor's principal residence to be filed with a proposed order conforming to this Local Bankruptcy Form H. The movant may revise the form to make the grammar appropriate for joint cases.

Proposed orders must be prepared in compliance with Local Bankruptcy Rule 9013-3.