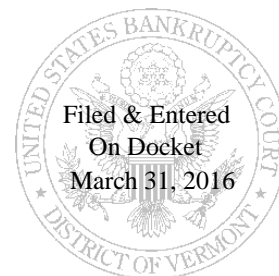


UNITED STATES BANKRUPTCY COURT
DISTRICT OF VERMONT



In re:

**Richard Rommer,
Debtor.**

**Chapter 7 Case
#15-10313**

*Appearances: Rebecca Rice, Esq.
Cohen & Rice
Rutland, Vermont
For the Debtor*

*Alan Bjerke, Esq.
Brauer Gravel Farnham
Colchester, Vermont
For Green Mountain Bureau*

*John Canney, Esq.
Law Office of John Canney
Rutland, Vermont
As the Case Trustee*

ORDER

**OVERRULING OBJECTIONS TO THE DEBTOR'S HOMESTEAD EXEMPTION,
OVERRULING OBJECTIONS TO THE DEBTOR'S MOTION TO AVOID LIENS,
AND GRANTING THE DEBTOR'S MOTION TO AVOID LIENS**

For the reasons set forth in the memorandum of decision of even date, THE COURT FINDS the Debtor is entitled to exempt all of his Property¹ as his homestead, including the garage and greenhouse, under the Vermont homestead statute, because (1) the Debtor's equity in the Property is less than the applicable homestead exemption amount, and (2) the garage and greenhouse, despite being rented out to a third party for commercial use, are used in connection with the Debtor's residence. THE COURT FURTHER FINDS the Debtor may avoid all liens impairing his exemption of that Property.

Therefore, IT IS HEREBY ORDERED that

1. the Trustee's and Green Mountain Bureau's objections to the Debtor's claimed homestead exemption in the Property under 27 V.S.A. § 101, as expressed in their responses to the Debtor's Motion to avoid liens, are OVERRULED;
2. the Trustee's and Green Mountain Bureau's objections to the Debtor's Motion to avoid liens under 11 U.S.C. § 522(f) are OVERRULED; and
3. the Debtor's Motion to avoid liens under 11 U.S.C. § 522(f) is GRANTED, provided this case is not dismissed.²

SO ORDERED.

Burlington, Vermont
March 31, 2016

A handwritten signature in cursive script, appearing to read "Colleen A. Brown".

Colleen A. Brown
United States Bankruptcy Judge

¹ All capitalized terms in this order have the same definition as in the memorandum of decision.

² See Vt. LBR 4003-2(c).