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IN RE: DEAN T. MAY, Debtor. PNC BANK, NATIONAL ASSOCIATION, Movant, vs. DEAN T. MAY, Debtor/Respondent, and ELLEN W. COSBY, Trustee/Respondent.

Case No. 15-24573-TJC, Chapter 13 (SAL)

UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF MARYLAND, BALTIMORE DIVISION

2016 Bankr. LEXIS 924

February 17, 2016, Decided

February 18, 2016, Entered


COUNSEL: [*1] For Dean T. May, Debtor: George R. Roles, Russack Associates LLC, Annapolis, MD.

Trustee: Gerard R. (Ch13) Vetter, Towson, MD.

JUDGES: E. STEPHEN DERBY , UNITED STATES BANKRUPTCY JUDGE.

OPINION BY: E. STEPHEN DERBY 

OPINION**AMENDED ORDER LIFTING THE AUTOMATIC STAY AND TO VALIDATE PUBLICATION OF ORDER NISI**

Upon review of the Motion to Annul the Automatic Stay and to Validate Publication of Order *Nisi* (Doc. No. 12) filed by PNC Bank, National Association  ("Movant"), after review of the Debtor's Response (Doc No. 29), after a hearing on the matter on December 17th, 2015, the Debtor having failed to appear, no response having been filed by the Trustee, it is, by the United States Bankruptcy Court for the District of Maryland, hereby

ORDERED, that the automatic stay imposed by 11 USC §362 is terminated to allow Movant, its successors or assigns, to proceed with ratification of its foreclosure sale under State law and, if said sale is finally ratified, to exercise all of its rights under the Note, the Deed of Trust and applicable law in the subject real property located at 14 Wye Knot Court, Queenstown MD 21658.

Entered: February 18, 2016

Signed: February 17, 2016

SO ORDERED

For reasons stated at the hearing and in a Memorandum filed herein [*2] denying reconsideration.

/s/ E. Stephen Derby ■

E. STEPHEN DERBY ■

UNITED STATES BANKRUPTCY JUDGE

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