

This instrument prepared by:  
Theresa M. Bender, Trustee  
Theresa M. Bender, P. A.  
Post Office Box 14557  
Tallahassee, FL 32317

Please return to:

*Shuler & Shuler*  
*422 Julia St*  
*T. H. Shuler, FL 32317*

**BANKRUPTCY TRUSTEE'S DEED**

**THIS BANKRUPTCY TRUSTEE'S DEED**, made this 24<sup>th</sup> day of July, A.D. 2018, by **THERESA M. BENDER AS TRUSTEE UNDER BANKRUPTCY CASE DONALDSON, PAUL D., DEBTOR IN BANKRUPTCY UNDER CASE NUMBER 17-40119TLH4- PENDING IN THE U. S. BANKRUPTCY COURT, NORTHERN DISTRICT OF FLORIDA**, hereinafter called the grantor, to **Charles Anthony Parker, Jr.**, whose post office address is 1413 Countryridge Place, Orlando, FL. 32835, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** That the grantor, having filed notice of intent to sell the Bankruptcy Trustee's interest in real property by Trustee's Report and Notice of Intention to Sell Property of the Estate (copy attached as Exhibit "A"), and subsequently received no objection to the proposed sale within the allowed time period, Therefore, for and in consideration of the sum of \$1000.00, including any and all taxes, and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all of the Estate's interest (the Estate holds ½ interest), if any, in all that certain land situate in \_Wakulla County, Florida, to-wit:

Parcel No.:00-00-078-013-10804-00

Legal Description:Lot 83, Block A, and Lot 33, Block J, Magnolia Gardens, as per map or plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

This Trustee's Deed is prepared at the request of the grantee, without benefit of a title search.

Subject to taxes, restrictions, reservations, covenants and easements of record, if any.

**TOGETHER** with all the appurtenances, and the estate which DONALDSON, PAUL D. and (debtor) had at the time of the filing of his/her bankruptcy petition under Title 7 of the United States Code in the Bankruptcy Court for the Northern District of Florida, in the premises, and also the estate therein which the Grantor has power to convey or dispose of, as Trustee for DONALDSON, PAUL D. and (debtor), case No. 17-40119TLH4-.

PROPERTY IS SOLD AS IS, SUBJECT TO ANY AND ALL LIENS AND ENCUMBRANCES

**To Have and to Hold** the same in fee simple forever.

**IN WITNESS WHEREOF**, the grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Regina L. Cox*

Witness Signature

*Regina L. Cox*

Printed Name

*Theresa M. Bender*

L.S.

Theresa M. Bender, as Trustee and only as Trustee under  
Bankruptcy Case DONALDSON, PAUL D.

Debtor in Bankruptcy Under

Case Number 17-40119TLH4- in the

U. S. Bankruptcy Court, Northern District of Florida

Address: Post Office Box 14557, Tallahassee, FL 32317

Witness signature

ANDREW SURRATT  
Printed Name

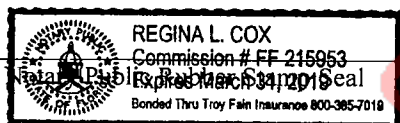
*Andrew Surra*

State of Florida

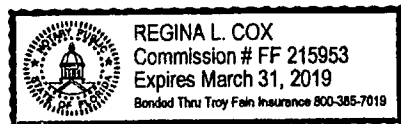
County of Leon

I hereby certify that on this day, before me, an officer authorized to administer oaths and take acknowledgements, personally appeared Theresa M. Bender as Trustee Under Bankruptcy Case DONALDSON, PAUL D. and Debtor in Bankruptcy under case Number 17-40119TLH4-LMK in the U. S. Bankruptcy Court, Northern District of Florida, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and that she is personally known to me, and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 24<sup>th</sup> day of July, A. D. 2018



*Regina L Cox*  
Notary Signature  
Regina Cox  
Printed Notary Signature



Unofficial Copy

Exhibit "A"

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UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF FLORIDA  
TALLAHASSEE DIVISION

IN RE:

CASE NO: 17-40119TLH4

DONALDSON, PAUL D.

CHAPTER 7

Debtor (s).

REPORT AND NOTICE OF INTENTION  
TO SELL (AT AUCTION) PROPERTY OF THE ESTATE

TO: Debtor(s), Creditors, and Parties in Interest:

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. If you do not have an attorney, you may wish to consult one. THE TRUSTEE CANNOT GIVE LEGAL ADVICE.**

NOTICE OF OPPORTUNITY TO  
OBJECT AND FOR HEARING

Pursuant to Local Rule 2002-2, the Court will consider the relief requested in this paper without further notice or hearing unless a party in interest files a response within 21 days from the date set forth on the proof of service plus an additional three days for service if any party was served by U.S. Mail, or such other period as may be specified in Fed. R. Bankr. P. 9006(f).

If you object to the relief requested in this paper, you must file an objection or response electronically with the Clerk of the Court or by mail at 110 E. Park Avenue, Suite 100, Tallahassee, FL, 32301 and serve a copy on Theresa M. Bender, Trustee, PO Box 14557, Tallahassee, FL. 32317, and any other appropriate person within the time allowed. If you file and serve a response within the time permitted, the Court will either schedule and notify you of a hearing or consider the response and grant or deny the relief requested without a hearing.

If you do not file a response within the time permitted, the Court will consider that you do not oppose the relief requested in the paper, will proceed to consider the paper without further notice or hearing, and may grant the relief requested.

NOTICE IS HEREBY GIVEN Theresa M. Bender, Trustee of the bankruptcy estate of the above-named debtor(s) intends to sell the following property of the referenced bankruptcy estate under the terms and conditions set forth below.

**TIME, PLACE AND DATE OF AUCTION: 1:00 O'CLOCK P.M., May 27, 2018 at 422 Julia St., Titusville, FL.** (Contact Auctioneer at 321.267.8563 or visit auctioneer's website at <http://www.soldfor.com> for directions). See also: <http://www.soldfor.com/Upcoming%20Auctions>

**INSPECTION DATE:** Prior to Auction, see Auctioneer's website for details.  
8:00 A.M. on Auction Day. For real property, please contact Auctioneer for inspection prior to Auction date.

1. **Description of Property:** 1/2 interest in vacant residential lot located on **King Bee Dr, Magnolia Gardens** Subd, Block A, Lot 83, Crawfordsville, FL 32327. 2017 real estate taxes paid \$37.74. all of 2018 real estate taxes belong to buyer. lot size approx. 50 front ft x 100 ft. Parcel # 00-00-078-013-10804-000.
2. **Manner of Sale:** Public Auction by Cliff Shuler Auctioneers and Liquidators, Inc. (for Real Estate: Shuler & Shuler Real Estate Auctioneers, Inc.) 422 Julia St., Titusville, FL., <http://www.soldfor.com>, 321.267.8563. <http://www.bankruptcsales.com>.
3. **Terms of Sale:** **Subject to all liens and encumbrances;** cash only at auction; property to be sold AS IS, WHERE IS, no warranties express or implied. Trustee has relied upon the Debtor's schedules and testimony at Creditor's Meeting regarding condition and encumbrances, if any. **SALE IS ABSOLUTE. BUYER MUST EXERCISE DUE DELIGENCE.**

For real property: Document stamps and recording fees will be collected at time of sale. Auctioneer will record deed and pay document stamps based on final sale at auction.

- (a) To: General public.  
(b) Sale Price: **Highest bidder(s) for cash due on Auction Day.**

4. **Lienors (if any):** As scheduled and testified by Debtor. Trustee has no knowledge of any other liens or encumbrances. This sale is subject to any scheduled liens as set forth above, and any such liens shall retain the secured interest in the property to be sold. The liens shall not attach to the proceeds. **BUYER HAS DUE DELIGENCE. BUYER TO PAY REAL ESTATE TAXES, RECORDING FEES, DOCKET STAMPS ON REAL PROPERTY.**

/s/ Theresa M. Bender  
THERESA M. BENDER  
CHAPTER 7 TRUSTEE  
Theresa M. Bender, P.A.  
Post Office Box 14557  
Tallahassee, FL 32317  
PH: (850) 205-7777  
Fla. Bar # 0749486

#### **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing Report and Notice of Intention to Sell (at Auction) Property of the Estate has been furnished by Electronic Mail/U.S. mail or Facsimile to: Cliff Shuler, 422 Julia St., Titusville, FL 32796,; Charles F. Edwards, Esquire, U. S. Trustee, 110 East Park Ave, Suite 128, Tallahassee, FL 32301; and all persons on the Court's mailing matrix as found on PACER for this case.

Dated: 5/8/18

/s/ Theresa M. Bender

Printed: 05/08/18 10:11 AM

**Creditor Mailing Matrix**

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Case No.: 17-40119TLH4

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
BANK OF AMERICA	PO BOX 982238	EL PASO	TX	79998-2238
Bank of America	c/o National Enterprise 2479 Edison Blvd.	Twinsburg	OH	44087-2476
Capital Recovery Advisors	c/o Sarah Robbins 2400 Augusta Dr, Suite 212	Houston	TX	77057-4998
Centennial Bank	c/o Rice, Rugatch et al 101 NE 3rd Avenue	Fort Lauderdale	FL	33301-1252
Centennial Bank	c/o Rick Savage P.O. Box 385	Tallahassee	FL	32302-0385
CENTENNIAL BANK ATTN SPECIAL ASSETS	P O BOX 1028	CABOT	AR	72023-1028
Doris Maloy, Leon County Tax Collector	P O Box 1835	Tallahassee	FL	32302-1835
Florida Dept. of Labor/Employment Security	c/o Florida Dept. of Revenue P.O. Box 6668	Tallahassee	FL	32314-6668
Florida Dept. of Revenue	Bankruptcy Unit P.O. Box 6668	Tallahassee	FL	32314-6668
Gary Linton	182 Cotillion Circle	Tallahassee	FL	32312-1579
GE Synchrony Bank/Sams	PO Box 981064	El Paso	TX	79998-1064
Georgia Emergency Physicians	P.O. Box 3291	Indianapolis	IN	46206-3291
INTERNAL REVENUE SERVICE	CENTRALIZED INSOLVENCY OPERATIONS PO BOX 7346	PHILADELPHIA	PA	19101-7346
Jeff Sessions	Office of the Attorney General Main Justice Bldg., Rm. 511	Washington	DC	20530-0001
Lifest / Zoll	575 Epsilon Drive	Pittsburgh	PA	15238-2812
Memorial Health Univ. Med. Ctr.	P.O. Box 102500	Atlanta	GA	30368-2500
Memorial Health Univ. Med. Ctr.	P.O. Box 660873	Dallas	TX	75266-0873
Memorial Physician Services	P.O. Box 102763	Atlanta	GA	30368-2763
Paul D. Donaldson	5541 Emma Ash Place	Tallahassee	FL	32311-8813
PRA Receivables Management, LLC	PO Box 41021	Norfolk	VA	23541-1021
Secretary of the Treasury	U.S. Treasury Department 15th & Pennsylvania Ave.	Washington	DC	20220-0001
Synchrony Bank	c/o PRA Receivables Management, LLC PO Box 41021	Norfolk	VA	23541-1021
U S SECURITIES AND EXCHANGE COMMISSION	ATLANTA REG OFFICE AND REORG 950 E PACES FERRY RD NE STE 900	ATLANTA	GA	30326-1382
U.S. Attorney (Tallahassee Office)	111 N. Adams Street Fourth Floor	Tallahassee	FL	32301-7736

**Total: 24**