

This instrument prepared by:
Mary W. Colón, Trustee
Smith, Thompson, Shaw, Minacci & Colón, P. A.
Post Office Box 14596
Tallahassee, FL 32317

Please return to:
Mary W. Colón, Esq.
Smith, Thompson, Shaw, Minacci & Colón, P. A.
3520 Thomasville Rd., 4th Floor
Tallahassee, FL 32309
STSMC #20132098LAW

Parcel I. D. # 00-00-074-253-10197-A55

THIS BANKRUPTCY TRUSTEE'S DEED, made this 7TH day of November, A.D. 2013, by **MARY W. COLÓN AS TRUSTEE UNDER BANKRUPTCY CASE DALYND A STALVEY VAUSE,*DEBTOR IN BANKRUPTCY UNDER CASE NUMBER 12-40671-KKS PENDING IN THE U. S. BANKRUPTCY COURT, NORTHERN DISTRICT OF FLORIDA**, hereinafter called the grantor, to **ETHAN M. FEAGAN and BRANDI MARIE FEAGAN**, husband and wife, whose post office address is 69 Bridle Gate Dr, Crawfordville, FL 32327, hereinafter called the grantee,

*f/n/a Dalynda Stalvey Kennedy
(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 Estate'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 (Trustee's Affidavit is attached as Exhibit "B"). Therefore, for and in consideration of the sum of \$10.00, 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, if any, in all that certain land situate in Wakulla County, Florida, to-wit:

LOT 55 OF BRIDLE GATE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

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

TOGETHER with all the appurtenances, and the estate which Dalynda Stalvey Vause (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 Dalynda Stalvey Vause (debtor), case No. 12-40671-KKS.

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:

Lisa Warmack

Witness Signature

Lisa Warmack

Printed Name

Mary W. Colón

L.S.

Mary W. Colón, as Trustee and only as Trustee under Bankruptcy Case Dalynda Stalvey Vause Debtor in Bankruptcy Under Case Number 12-40671-KKS pending in the U. S. Bankruptcy Court, Northern District of Florida Address: Post Office Box 14596, Tallahassee, FL 32317

Shannon Summerlin

Witness signature

Shannon Summerlin

Printed Name

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 Mary W. Colón as Trustee Under Bankruptcy Case Dalynda Stalvey Vause, Debtor in Bankruptcy under case Number 12-40671-KKS pending 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 7TH day of November, A. D. 2013.

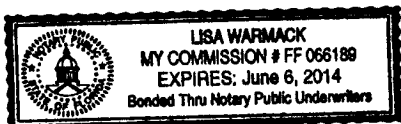
Notary Public Rubber Stamp Seal

Lisa Warmack

Notary Signature

Lisa Warmack

Printed Notary Signature



**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE DIVISION**

**CASE NO 12-40671-KKS
Chapter: 7**

**IN RE:
VAUSE, DALYNDA STALVEY,

DEBTOR(S).**

**NOTICE OF INTENTION TO SELL NON-EXEMPT PROPERTY OF
THE ESTATE FREE AND CLEAR OF ALL LIENS**

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

**NOTICE OF OPPORTUNITY TO
OBJECT AND FOR HEARING**

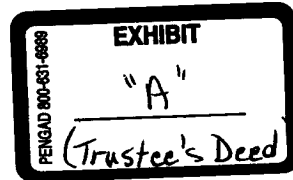
Pursuant to Local Rule 2002-2, the court will consider this motion, objection, or other matter without further notice or hearing unless a party in interest files an objection within twenty-one (21) days from the date of service of this paper. If you object to the relief requested in this paper, you must file your objection with the clerk of the Court at 110 E. Park Avenue, Tallahassee, FL 32301, and serve a copy on the trustee, Mary W. Colón, Trustee, P. O. Box 14596, Tallahassee, FL 32317.

If you file and serve an objection within the time permitted, the Court may schedule a hearing and you will be notified. If you do not file an objection within the time permitted, the Court will consider that you do not oppose the granting of the relief requested in the paper, and will proceed to consider the paper without further notice of hearing, and may grant the relief requested.

NOTICE IS HEREBY GIVEN that the trustee/debtor-in-possession intends to sell the following property of the estate of the debtor(s), under the terms and conditions set forth below.

- 1. Description of property:
Real Property located at 69 Bridlegate Drive, Crawfordville, Florida 32327, identified as Wakulla County Parcel ID No. 00-00-074-253-10197-A55, and more particularly described as:

Lot 55 of BRIDLEGATE PHASE 2, according to the Plat thereof as recorded in Plat Book 3, Page 57, of the Public Records of Wakulla County, Florida.



1. Manner of Sale: Private (X)* Public Auction ()
2. Terms of Sale: (include purchaser, if known, price, price terms, whether or not sale is free and clear of liens, names and addresses of lienors, and all other pertinent information)
- a. Private sale to Ethan Feagan
Address: c/o CSX
9017 Railroad Ave.
Tallahassee, FL 32310
- b. **Free and Clear of Liens, encumbrances and Interests.** Citimortgage holds a first mortgage and note on said real property. Centennial Bank holds a second mortgage and note on said real property. The lenders have provided payoffs and will be paid in full.
- c. Selling price and terms as follows: \$140,000.00 as is in its current condition with full right of inspection. Buyer is responsible for all inspection fees. Seller does not warrant condition.
- d. Additional Terms: Closing is estimated to take place on or before October 15, 2013. Seller has agreed to pay real estate commission/brokerage fee, documentary stamp taxes on the deed, 2013 pro-rated property taxes, 2013 pro-rated Homeowners Association dues. No seller's property disclosure will be provided. Purchaser shall receive a Trustee's Deed.

Purchaser has made a deposit of \$1,000.00 with the balance to be paid at closing.

- e. The proceeds from the sale shall be disbursed in the following manner:

Payoff to Citimortgage (first mortgage)	\$68,042.68
Payoff to Centennial Bank (second mortgage)	\$19,779.72
Brokerage fees (6.0% of sales price)	\$8,400.00
Documentary Stamps	\$980.00
Reimburse utilities	\$0.00
Buyer paid closing costs	\$0.00
Recording Fees not to exceed	\$0.00
Pro-rated taxes 1/1/13 to 10/15/13	\$2,176.71
HOA dues & lien 2013	\$112.00
Estate Estimated Recovery	\$40,508.89

3. Lienors (if any)

By U. S. Mail and by Certified Mail Return Receipt Requested:

Sanjiv Das, President/CEO/Director
Citimortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63368

Jane Fraser, CEO
CitiMortgage, Inc.
P. O. Box 6243
Sioux Falls, SD 57117-6243

Richard F. Flynn, Director/President
C T Corporation System, Registered agent for
Citimortgage, Inc.
1200 South Pine Island Road
Plantation, FL 33324

Randy Sims, President
Centennial Bank
620 Chestnut Street
Conway, AR 72032

Teresa Condas, Registered Agent for
Centennial Bank
11290 Overseas Highway
Marathon, FL 33050

Citimortgage holds a first mortgage against said real property. Based on a payoff letter, the unpaid balance due on the note is \$68,042.68 as of 10/15/13 plus additional accrued interest and charges, if any. Centennial Bank is the second mortgage holder and based on a payoff letter, the unpaid balance due on the note is \$19,779.72 as of 10/15/13 plus additional accrued interest and charges, if any. Further, homeowner's dues and lien are due for 2013 in the amount of \$112.00. 2013 real estate taxes are not yet due and payable Time is of the essence for Buyer, so the Trustee is filing this Notice contemporaneously with a Motion to Sell Free and Clear of All Liens pursuant to Section 363 of the Bankruptcy Code.

The purchase price was/were established by review of the schedules, any additional documents and testimony provided by parties, negotiated in good faith within the principles of good business judgment with the relevant parties by and through a real estate agent, who marketed and produced the contract before the estate.

*(Applicable to private sales only) The trustee will entertain any higher bids for the purchase of the assets of the debtor(s) which the trustee proposes to sell. Such bids must be in excess of 10% more than the original bid and must be in writing and accompanied by a deposit of 20% of the proposed higher purchase price. Any higher bid must be received (with the applicable deposit) by the trustee at the address listed below *no later than the close of business 15 days from the date of this Notice.*

IF NO HIGHER BIDS ARE RECEIVED TIMELY, THE SALE WILL PROCEED AS SET FORTH IN THIS NOTICE. IF HIGHER BID(S) ARE RECEIVED TIMELY, THE TRUSTEE SHALL CONDUCT A TELEPHONIC OR IN-COURT AUCTION BETWEEN THE BIDDERS WHOSE BIDS ARE NOTICED ABOVE AND ARE RECEIVED TIMELY IN ACCORDANCE WITH THIS NOTICE. ANY BIDDER THAT DOES NOT PARTICIPATE IN ANY AUCTION SCHEDULE IN ACCORDANCE WITH THIS NOTICE IS DISQUALIFIED.

NOTICE IS HEREBY GIVEN that all objections to the same must state the basis for the objection. If no objection is filed, the sale described above will take place.

DATED: August 21, 2013

/S/ Mary W. Colón

Mary W. Colón

Chapter 7 Trustee

Smith, Thompson, Shaw, Minacci & Colón, PA

P. O. Box 14596

Tallahassee, FL 32317

Florida Bar no. 0184012

Telephone No.: (850) 241-0144

Facsimile: (850) 702-0735

mcolon@7trustee.net

MARY W. COLON TRUSTEE Case 12-40671-KKS Doc 38 Filed 08/21/13 Page 5 of 6
MARY W. COLON
P O BOX 14596
TALLAHASSEE, FL 32317

Judge:
Hearing Location:
Hearing Date:
Hearing Time:
Response Date:

DATE RECEIVED: Aug 21 2013 TIME RECEIVED: 06:02AM TOTAL SERVED: 14

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA

IN RE: VAUSE DALYNDA STALVEY

CASE NO: 12-40671-KKS
CERTIFICATE OF SERVICE
Chapter: 7
ECF Docket Reference No.

On 8/21/2013, a copy of the following documents, described below,

NOTICE OF INTENTION TO SELL NON-EXEMPT PROPERTY OF THE ESTATE FREE AND CLEAR OF ALL LIENS,
were deposited for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient postage thereon to the parties listed on the mailing matrix exhibit, a copy of which is attached hereto and incorporated as if fully set forth herein.

The undersigned does hereby declare under penalty of perjury of the laws of the United States that I have served the above referenced document(s) on the mailing list attached hereto in the manner shown and prepared the Certificate of Service and that it is true and correct to the best of my knowledge, information, and belief.

DATED: 8/21/2013



/s/ Jay S. Jump
BK Attorney Services, LLC
d/b/a certificateofservice.com, for
MARY W. COLON TRUSTEE
MARY W. COLON
P O BOX 14596
TALLAHASSEE, FL 32317

LABEL MATRIX FOR LOCAL NOTICING
1129-4
CASE 12-40671-KKS
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE
WED AUG 21 11-52-11 EDT 2013

CITIMORTGAGE INC
PO BOX 6941
THE LAKES NV 88901-6006

CENTENNIAL BANK
CO MARY ELLEN DAVIS ATTORNEY
P. O. BOX 1720
CRAWFORDVILLE FL 32326-1720

UNITED STATES TRUSTEE
110 E. PARK AVENUE
SUITE 128
TALLAHASSEE FL 32301-7728

CENTENNIAL BANK
P.O. BOX 610
CRAWFORDVILLE FL 32326-0610

CENTENNIAL BANK
P.O. BOX 966
CONWAY AR 72033-0966

CENTENNIAL BANK
CO MARY ELLEN DAVIS
P.O.BOX 1720
CRAWFORDVILLE FL 32326-1720

CITIMORTGAGE
P.O. BOX 6243
SIOUX FALLS SD 57117-6243

KEITH STALVEY
1231 REHWINKLE RD
CRAWFORDVILLE FL 32327-4261

LAURA GRANGER
84 PAULETTE DRIVE
CRAWFORDVILLE FL 32327-2815

LINDA STALVEY
1231 REHWINKLE RD
CRAWFORDVILLE FL 32327-4261

DALYNDA STALVEY VAUSE
233 EPSIE STRICKLAND RD.
CRAWFORDVILLE FL 32327-0081

MARY W. COLON
P.O. BOX 14596
TALLAHASSEE FL 32317-4596

SARAH GRANGER HENNING
KELLER WILLIAMS REALTY INC.
1520 KILLEARN CENTER BOULEVARD
TALLAHASSEE FL 32309-3700

WILLIAM H. CRAWFORD
THOMPSON CRAWFORD & SMILEY P.A.
P.O. BOX 15158
TALLAHASSEE FL 32317-5158

Unofficial Copy

Prepared by and return to:
Mary W. Colón, Esq.
Smith, Thompson, Shaw, Minacci & Colón, P. A.
3520 Thomasville Road, Fourth Floor
Tallahassee, Florida 32309-3469
STSMC #20132098LAW

AFFIDAVIT

I HEREBY CERTIFY that on this day before me, the undersigned authority, duly authorized to administer oaths, personally appeared, Mary W. Colón ("Affiant"), who, being by me first duly sworn, deposes and says upon oath:

1. Affiant certifies that she is the Chapter 7 Trustee in that bankruptcy case in re: Dalynda Stalvey Vause, Debtor in Bankruptcy under Case Number 12-40671-KKS, pending in the Bankruptcy Court for the Northern District of Florida, Tallahassee Division.

2. Affiant certifies that a Notice of Intention to Sell Real Property of the Estate was served on all necessary parties in Bankruptcy Case Number 12-40671-KKS regarding the following described property:

LOT 55 OF BRIDLE GATE PHASE 2, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

3. Affiant certifies that no objection was made to the proposed sale. A copy of the court docket is attached as Exhibit "A".

4. A copy of the court order authorizing the sale of the subject property is attached as Exhibit "B".

FURTHER AFFIANT SAYETH NOT. Dated as of the 7th day of November, 2013.

Witnesses:

Lisa Warmack
Lisa Warmack
Shannon Sumner
Shannon Sumner

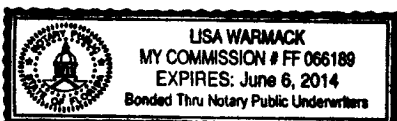
Mary W. Colón, Chapter 7 Trustee
Mary W. Colón, Affiant

STATE OF FLORIDA
COUNTY OF LEON

SWORN TO and subscribed before me this 7TH day of November, 2013, by Mary W. Colón who is personally known to me.

(NOTARY PUBLIC SEAL)

Lisa Warmack
NOTARY PUBLIC
Lisa Warmack
Printed or Stamped Name of Notary Public
Commission No.: _____
My Commission Expires: _____



FLNB

MEANSNO, CLAIMS

**U.S. Bankruptcy Court
Northern District of Florida (Tallahassee)
Bankruptcy Petition #: 12-40671-KKS**

Assigned to: Judge Karen K. Specie
Chapter 7
Voluntary
Asset

Case Manager: **Monica Broussard**

Date filed: 09/26/2012
Debtor discharged: 01/14/2013
341 meeting: 11/05/2012
Deadline for filing claims: 02/15/2013
Deadline for objecting to discharge: 01/04/2013
Deadline for financial mgmt. course: 01/04/2013

Debtor disposition: Standard Discharge

Debtor

Dalynda Stalvey Vause
233 Epsie Strickland Rd.
Crawfordville, FL 32327
Wakulla-FL
SSN / ITIN: xxx-xx-0018
aka Dalynda Kennedy

represented by **William H. Crawford**
Thompson, Crawford &
Smiley, P.A.
P.O. Box 15158
Tallahassee, FL 32317
850-386-5777
Fax : 850-386-8507
Email: bkry@tcslawfirm.net

Trustee

Mary W. Colon
P.O. Box 14596
Tallahassee, FL 32317
850-241-0144

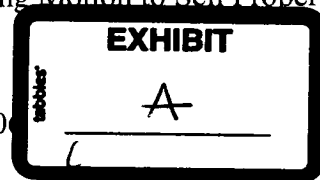
represented by **Mary W. Colon**
P.O. Box 14596
Tallahassee, FL 32317
850-241-0144
Fax : 850-702-0735
Email: mcolon@7trustee.net

U.S. Trustee

United States Trustee
110 E. Park Avenue
Suite 128
Tallahassee, FL 32301
850-942-1660

Unofficial Copy

Filing Date	#	Docket Text
10/25/2013	<u>48</u> (4 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>47</u> Order on Motion to Sell Property Free and Clear of Liens.) Notice Date 10/25/2013. (Admin.) (Entered: 10/26/2013)
	<u>47</u>	Order Granting Motion to Sell Property Free and



10/23/2013	(4 pgs; 2 docs)	Clear of Liens (Re: <u>40</u>) signed on 10/23/2013 (Romine, C.) (Entered: 10/23/2013)
10/11/2013	46	Hearing Held on 10/10/13; (Re: <u>40</u> Motion to Sell Property Free and Clear of Liens.) - Objection Withdrawn; Motion is Granted; Order/Colon; Appear.: Colon (T), Bruner (D), Wilder (Centennial Bank); CR: Lisa Gainey (Merit Rpting, 850-224-6262). (Nah, Janet) (Entered: 10/11/2013)
09/11/2013	<u>45</u> (3 pgs)	Objection to Trustee's Notice of Intention to Sell Non-Exempt Property of the Estate Free and Clear of All Liens filed by Creditor Centennial Bank. (Re: <u>38</u> Notice of Intent to Sell (Negative Notice)) (Wilder, D. Bedford) (Entered: 09/11/2013)
09/06/2013	<u>44</u> (2 pgs)	Notice of Appearance and Request for Notice filed by D. Bedford Wilder on behalf of Centennial Bank. (Wilder, D. Bedford) (Entered: 09/06/2013)
08/28/2013	<u>43</u> (3 pgs)	BNC Certificate of Mailing - Hearing. (Re: <u>42</u> Notice of Hearing.) Notice Date 08/28/2013. (Admin.) (Entered: 08/29/2013)
08/26/2013	<u>42</u> (2 pgs; 2 docs)	Notice of Non-Evidentiary Hearing (Re: <u>40</u> Motion to Sell Property Free and Clear of Liens.) Hearing scheduled on 10/10/2013 at 10:30 AM at Tallahassee (2nd Floor Courtroom, 110 E. Park Ave.). (Nah, Janet) (Entered: 08/26/2013)
08/22/2013	41	SUBMISSION ERROR NOTIFICATION: The document referenced herein has been filed using negative notice contrary to the Local Rules for the Northern District of Florida. To avoid delay, it is being processed pursuant to local procedure. Please review the Permissive Use of Negative Notice list and the Local Rules for future filings of this nature (Re: <u>38</u> Notice of Intent to Sell (Negative Notice).) (Broussard, M.) (Entered: 08/22/2013)
	<u>40</u> (8 pgs)	Motion to Sell Property Free and Clear of Liens filed by Mary W. Colon on behalf of Mary W. Colon. Pleading is being served to an address not listed on the mailing matrix. Additional Recipients not listed on matrix: Sanjiv Das, President/CEO/Director, CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, MO 63368; Jane Fraser, CEO, CitiMortgage, Inc., P.O. Box 6243,

08/21/2013		Sioux Falls, SD 57117-6243; Richard F. Flynn, Director/President, C T Corporation System, Registered agent for Citimortgage, Inc., 1200 South Pine Island Road, Plantation, FL 33324; Randy Sims, President, Centennial Bank, 620 Chestnut Street, Conway, AR 72032; Teresa Condas, Registered Agent for Centennial Bank, 11290 Overseas Highway, Marathon, FL 33050 (Colon, Mary) (Entered: 08/21/2013)
08/21/2013	<u>39</u> (8 pgs)	Certificate of Service/Mailing filed by Mary W. Colon (Re: <u>38</u> Notice of Intent to Sell (Negative Notice)). (Colon, Mary) (Entered: 08/21/2013)
08/21/2013	<u>38</u> (6 pgs)	Notice of Intention to Sell Property of the Estate <i>by private sale to Ethan Feagan</i> filed by Mary W. Colon. Negative Notice Response Deadline: 9/11/2013. (Colon, Mary) (Entered: 08/21/2013)
06/06/2013	<u>37</u> (4 pgs)	Report of Sale <i>to Sue A. Sims</i> filed by Mary W. Colon. (Colon, Mary) (Entered: 06/06/2013)
05/18/2013	<u>36</u> (4 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>35</u> Order on Motion to Sell Property Free and Clear of Liens.) Notice Date 05/18/2013. (Admin.) (Entered: 05/19/2013)
05/16/2013	<u>35</u> (3 pgs; 2 docs)	Order Granting Motion to Sell Real Property Free and Clear of Liens, Encumbrances and Interests (Re: <u>34</u>) signed on 5/16/2013 (Broussard, M.) (Entered: 05/16/2013)
04/03/2013	<u>34</u> (5 pgs)	Motion to Sell Property Free and Clear of Liens <i>to Sue A. Sims</i> filed by Mary W. Colon on behalf of Mary W. Colon. Pleading is being served to an address not listed on the mailing matrix. Additional Recipients not listed on matrix: Cheryll Olah Tax Collector, P O Box 280, Crawfordville, FL 32326-0280 (Colon, Mary) (Entered: 04/03/2013)
04/03/2013	<u>33</u> (6 pgs)	Certificate of Service/Mailing <i>to Cheryll Olah Tax Collector</i> filed by Mary W. Colon (Re: <u>32</u> Notice of Intent to Sell (Negative Notice)). (Colon, Mary) (Entered: 04/03/2013)
	<u>32</u> (5 pgs)	Notice of Intention to Sell Property of the Estate <i>by private sale to Sue A. Sims</i> filed by Mary W. Colon. Negative Notice Response Deadline: 4/24/2013.

04/03/2013		(Colon, Mary) (Entered: 04/03/2013)
01/16/2013	<u>31</u> (4 pgs)	BNC Certificate of Mailing - Order of Discharge. (Re: <u>30</u> Order Discharging Debtor(s).) Notice Date 01/16/2013. (Admin.) (Entered: 01/17/2013)
01/14/2013	<u>30</u> (3 pgs; 2 docs)	Order Discharging Debtor signed on 1/14/2013 (Re: <u>6</u> Notice of 341 Meeting of Creditors - Chapter 7). (Broussard, M.) (Entered: 01/14/2013)
01/08/2013	<u>29</u> (2 pgs)	Recision of Reaffirmation Agreement filed by William H. Crawford on behalf of CITIMORTGAGE, INC [Re: <u>23</u> Reaffirmation Agreement]. (Crawford, William) (Entered: 01/08/2013)
01/08/2013	<u>28</u> (2 pgs)	Recision of Reaffirmation Agreement filed by William H. Crawford on behalf of Centennial Bank [Re: <u>27</u> Reaffirmation Agreement]. (Crawford, William) (Entered: 01/08/2013)
01/03/2013	<u>27</u> (15 pgs; 5 docs)	Reaffirmation Agreement,with attached cover sheet, between Debtor and Centennial Bank <i>has been</i> filed by Mary Ellen Davis on behalf of Centennial Bank (Attachments: # <u>1</u> Exhibit Note# <u>2</u> Exhibit Note Allonge# <u>3</u> Exhibit Mortgage Part 1# <u>4</u> Exhibit Mortgage Part 2). (Re: <u>26</u> Reaffirmation Agreement Coversheet). (Davis, Mary) (Entered: 01/03/2013)
01/03/2013	<u>26</u> (2 pgs)	Reaffirmation Agreement Coversheet (Official Form 27) filed by Mary Ellen Davis on behalf of Centennial Bank (Davis, Mary) (Entered: 01/03/2013)
12/30/2012	<u>25</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>24</u> Order on Reaffirmation Agreement.) Notice Date 12/30/2012. (Admin.) (Entered: 12/31/2012)
12/28/2012	<u>24</u> (2 pgs; 2 docs)	Order on Reaffirmation with Citimortgage Inc., Hardship Rebutted signed on 12/28/2012 (Re: <u>23</u> Reaffirmation Agreement). Case Administrator action required 1/11/2013. (Bikowitz, C.) (Entered: 12/28/2012)
	<u>23</u> (24 pgs)	Reaffirmation Agreement,with attached cover sheet, between Debtor and CitiMortgage, Inc filed by CITIMORTGAGE, INC (Jackson, Shirley)

12/17/2012		(Entered: 12/17/2012)
12/14/2012	<u>22</u> (4 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>21</u> Order on Application to Employ.) Notice Date 12/14/2012. (Admin.) (Entered: 12/15/2012)
12/12/2012	<u>21</u> (3 pgs; 2 docs)	Order Approving Application by Trustee to Employ and Appoint Real Estate Agent, Sarah Granger Henning, Authorization to Sell Property together with Sworn Affidavit by Agent/Saleswoman (Re: <u>20</u>) signed on 12/12/2012 (Broussard, M.) (Entered: 12/12/2012)
12/12/2012	<u>20</u> (6 pgs; 2 docs)	Application to Employ Keller Williams Town and Country Realty, Inc. (1520 Killearn Center Blvd., Suite 100, Tallahassee, FL 32309) as Realtor filed by Mary W. Colon. (Attachments: # <u>1</u> Affidavit by Sarah Granger Henning) (Colon, Mary) (Entered: 12/12/2012)
11/27/2012	<u>19</u> (4 pgs)	Notice of Intention to Sell Property of the Estate <i>by private sale to Debtor</i> filed by Mary W. Colon. (Colon, Mary) (Entered: 11/27/2012)
11/17/2012	<u>18</u> (3 pgs)	BNC Certificate of Mailing. (Re: <u>17</u> Notice to File Claims.) Notice Date 11/17/2012. (Admin.) (Entered: 11/18/2012)
11/15/2012	<u>17</u> (2 pgs; 2 docs)	Notice to creditors to file claims. Proof of Claims due by 02/15/2013. (ADlapps) (Entered: 11/15/2012)
11/14/2012	16	Trustee's Notice of Assets & Request for Notice to Creditors filed by Mary W. Colon. (Colon, Mary) (Entered: 11/14/2012)
11/12/2012	<u>15</u> (1 pg)	Certification of Completion of Financial Management Course (Form 23) with attached Certificate for course completed November 10, 2012 filed by William H. Crawford on behalf of Dalynda Stalvey Vause. (Crawford, William) (Entered: 11/12/2012)
11/08/2012	14	Trustee's memo/notice that 341(a) meeting of creditors was held and concluded Debtor appeared. (Colon, Mary) (Entered: 11/08/2012)

11/07/2012	<u>13</u> (5 pgs)	Amended Schedules/Statements filed : Schedule B; Schedule C; Declaration Concerning Debtors Schedules; filed by William H. Crawford on behalf of Dalynda Stalvey Vause. (Crawford, William) (Entered: 11/07/2012)
10/06/2012	<u>12</u> (3 pgs)	BNC Certificate of Mailing. (Re: <u>11</u> Conditional Order Determining Compliance with Sec. 521.) Notice Date 10/06/2012. (Admin.) (Entered: 10/07/2012)
10/04/2012	<u>11</u> (2 pgs; 2 docs)	Order Conditionally Determining Debtor's Compliance with Filing Requirements of Section 521(a) and Setting Deadline for Reconsideration signed on 10/4/2012. (Broussard, M.) (Entered: 10/04/2012)
10/03/2012	<u>10</u> (1 pg)	Statement of No Employment Income filed by William H. Crawford on behalf of Dalynda Stalvey Vause. (Crawford, William) (Entered: 10/03/2012)
09/29/2012	<u>9</u> (3 pgs)	BNC Certificate of Mailing. (Re: <u>7</u> Notice of Deficiency - Initial.) Notice Date 09/29/2012. (Admin.) (Entered: 09/30/2012)
09/29/2012	<u>8</u> (4 pgs)	BNC Certificate of Mailing - Meeting of Creditors. (Re: <u>6</u> Notice of 341 Meeting of Creditors - Chapter 7.) Notice Date 09/29/2012. (Admin.) (Entered: 09/30/2012)
09/27/2012	<u>7</u> (2 pgs; 2 docs)	Notice of Deficient Filing. Complete list of deficient items due from debtors attached . Last date to prevent auto-dismissal under Sect. 521(i)(1): 11/13/2012. Employee Income Record or Statement of No Employee Income Due: 10/10/2012. Incomplete Filings due by 10/10/2012. (Cook, D.) (Entered: 09/27/2012)
09/27/2012		Case assigned to Monica Broussard (admin) (Entered: 09/27/2012)
09/27/2012	<u>6</u> (3 pgs; 2 docs)	Meeting of Creditors with 341(a) meeting to be held on 11/05/2012 at 01:30 PM at Tallahassee (Rm. 004, U.S. Trustee Meeting Room, 110 E. Park Ave.). Objections for Discharge due by 01/04/2013. Financial Management Certificate due by 01/04/2013. (admin,) (Entered: 09/27/2012)

09/26/2012	5	Receipt of Voluntary Petition (Chapter 7)(12-40671) [misc,volp7] (306.00) filing fee. Receipt number 2866866, amount \$ 306.00. (U.S. Treasury) (Entered: 09/26/2012)
09/26/2012	<u>4</u> (1 pg)	Certificate of Credit Counseling filed by William H. Crawford on behalf of Dalynda Stalvey Vause. (Crawford, William) (Entered: 09/26/2012)
09/26/2012	<u>3</u> (2 pgs)	Exhibit D - Statement Regarding Compliance with Credit Counseling Requirement: Credit counseling obtained - certificate attached or filed separately filed by William H. Crawford on behalf of Dalynda Stalvey Vause. (Crawford, William) (Entered: 09/26/2012)
09/26/2012	<u>2</u> (7 pgs)	Chapter 7 Statement of Current Monthly Income and Means Test Calculation - Form 22A filed by William H. Crawford on behalf of Dalynda Stalvey Vause. (Crawford, William) (Entered: 09/26/2012)
09/26/2012	<u>1</u> (35 pgs)	Chapter 7 Voluntary Petition Fee Amount \$306 filed by Dalynda Stalvey Vause (Crawford, William) (Entered: 09/26/2012)

PACER Service Center			
Transaction Receipt			
11/06/2013 15:17:26			
PACER Login:	cp3823	Client Code:	
Description:	Docket Report	Search Criteria:	12-40671-KKS Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	4	Cost:	0.40

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE DIVISION

IN RE:
VAUSE, DALYNDA STALVEY,

Debtor,

CASE NO: 12-40671-KKS
CHAPTER 7

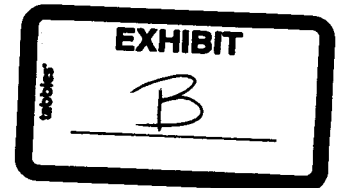
_____ /

ORDER GRANTING MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS, ENCUMBRANCES AND INTERESTS (Doc.40)

This Case came before the Court upon consideration of the Motion to Sell Real Property Free and Clear of Liens, Encumbrances and Interests (Doc.40) and Objection to Trustee's Notice of Intent to Sell Non-exempt Property of the Estate by Centennial Bank (Doc. 45). Centennial Bank having withdrawn its objection at the hearing, and the Court having determined that the relief sought in the Motion should be granted and as further evidenced by the Notice of Intent to Sell Real Property of the Estate, it is

ORDERED,

1. The Motion is **GRANTED**
2. The Objection to Trustee's Notice of Intent to Sell exempt Property of the Estate by Centennial Bank (Doc. 45) is deemed withdrawn.
3. The Trustee is authorized to sell the Property, located at 69 Bridlegate Drive, Crawfordville, FL 32327, free and clear of all liens, encumbrances, or interests of any party, including that of Citimortgage and Centennial Bank, pursuant to those terms identified in the Notice of Intent to Sell, for the price of \$140,000.00 to the current purchaser.
4. The Trustee is authorized to take any and all actions and to execute any and all documents necessary and appropriate to effectuate and consummate the sale of the Property free and clear of all liens, encumbrances, or interests,



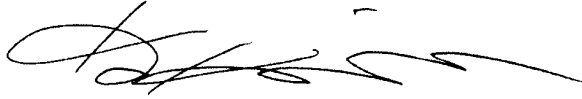
including without limitation, executing a deed conveying the interests of the Debtors to the current purchaser.

5. The Trustee is authorized to pay certain expenses from the proceeds of the sale and the proceeds shall be disbursed in the following manner with additional days of interest and tax pro-rations to be paid as required based on the extended date of closing:

1. **Payoff to First Mortgage Holder, Citimortgage - \$68,042.68 plus necessary interest expenses**
2. **Payoff to Second Mortgage Holder, Centennial Bank - \$19,779.72 plus necessary interest expenses**
3. **Brokerage Fees (6.0% of the sales price) - \$8,400.00**
4. **Documentary Stamps - \$980.00**
5. **Pro-rated taxes 1/1/13 to date of closing – est. \$2,176.71**
6. **Homeowners dues & lien - \$112.00**
7. **Estate would recover an estimated \$40,508.89**

6. The Trustee upon closing of the sale, shall deposit the net proceeds into the estate to be administered by the Trustee on behalf of the unsecured creditors in accordance with Bankruptcy procedure.

DONE AND ORDERED this 23rd day of October, 2013.



KAREN K. SPECIE
U.S. Bankruptcy Judge

Order Prepared by:
Mary W. Colón, Esq.

Unofficial Copy

Notice Recipients

District/Off: 1129-4
Case: 12-40671-KKS

User: cromine
Form ID: pdf002

Date Created: 10/23/2013
Total: 12

Recipients of Notice of Electronic Filing:

ust	United States Trustee	USTPRRegion21.TL.ECF@usdoj.gov
tr	Mary W. Colon	mcolon@7trustee.net
aty	Mary W. Colon	mcolon@7trustee.net
aty	William H. Crawford	bkry@tcslawfirm.net

TOTAL: 4

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Dalynda Stalvey Vause	233 Epsie Strickland Rd.	Crawfordville, FL 32327
cr	Centennial Bank	c/o Mary Ellen Davis, attorney	P. O. Box 1720 Crawfordville, FL 32326
1771804	Citimortgage	P.O. Box 6243	Sioux Falls, SD 57117
	Sanjiv Das, President/CEO/Director	Citimortgage, Inc.	1000 Technology Drive O'Fallon, MO 63368
	Jane Fraser, CEO	CitiMortgage, Inc.	PO Box 6243 Sioux Falls, SD 57117-6243
	Richard F. Flynn, Director/President	CT Corporation System, Registered agent	for Citimortgage,
	Inc.	1200 South Pine Island Road	Plantation, FL 33324
	Randy Sims, President	Centennial Bank	620 Chestnut Street Conway, AR 72032
	Teresa Condas, Registered Agent for	Centennial Bank	11290 Overseas Highway Marathon, FL
	33050		

TOTAL: 8

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