

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#2014-1970LAW

Parcel I. D. #00-00-077-000-10328-000

THIS BANKRUPTCY TRUSTEE'S DEED, made this 24th day of September, A.D. 2015, by **MARY W. COLON, AS TRUSTEE UNDER BANKRUPTCY CASE #14-40327-KKS IN THE U. S. BANKRUPTCY COURT, NORTHERN DISTRICT OF FLORIDA AS TO FREDDIE L. FRANKLIN, SR AND HELEN FARMER FRANKLIN**, hereinafter called the grantor, to **GOLDEN CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION**, whose post office address is 385 OAKWOOD TRAIL CRAWFORDVILLE, FL 32327, 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 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:

SEE EXHIBIT C ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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

TOGETHER with all the appurtenances, and the estate which Freddie L. Franklin, Sr. and Helen Farmer Franklin (debtors) 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 Freddie L. Franklin, Sr. and Helen Farmer Franklin (debtor), case No.14-40327-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:

Joan Warmack
Witness Signature
Lisa Warmack
Printed Name
Janet Engles
Witness signature
Janet Engles
Printed Name

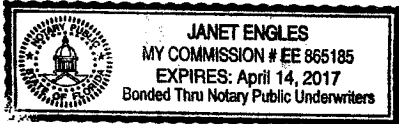
Mary W. Colon L.S.
Mary W. Colon, as Trustee and only as Trustee under
Bankruptcy Case Freddie L. Franklin, Sr and Helen Farmer Franklin
Debtor in Bankruptcy Under
Case Number 14-40327-KKS pending in the
U. S. Bankruptcy Court, Northern District of Florida
Address: Po Box 14596, Tallahassee FL 32317

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. Colon, as Trustee Under Bankruptcy Case Freddie L. Franklin, Sr. and Helen Farmer Franklin Debtor in Bankruptcy under case Number 14-40327 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 23RD day of September , A. D. 2015.

Notary Public Rubber Stamp Seal



Janet Engles
Notary Signature
Janet Engles
Printed Notary Signature

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE DIVISION

CASE NO 14-40327-KKS
Chapter: 7

IN RE:
FRANKLIN, FREDDIE L, SR
FRANKLIN, HELEN FARMER,

DEBTOR(S).

NOTICE OF INTENT TO SELL REAL PROPERTY

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.

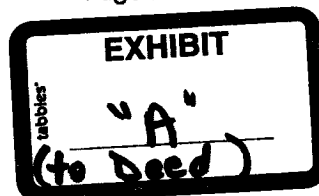
NOTICE IS HEREBY GIVEN that the trustee/debtor-in-possession intends to sell the following property of the estate of the debtor(s), under the terms and conditions set forth below.

1. Description of property:

Real property located on Valley Road in Crawfordville, Florida, identified as Wakulla County Parcel ID No. 00-00-077-000-10328-000, and more particularly described as:

TRACT KNOWN AS TRACT NO. 2 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

Page 1 of 4



COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 72 DEGREES 12 MINUTES EAST (BEARING BASE) ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER 435.64 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 781.40 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 41.42 FEET TO THE NORTHERLY BOUNDARY OF A 66.00 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 319 (STATE ROAD NO. 61) THENCE RUN SOUTH 70 DEGREES 13 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 210.0 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 17 DEGREES 33 MINUTES 12 SECONDS WEST 41.42 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY BOUNDARY OF THE OLD FRANK NICHOLS LAND (SAID LAND BEING RECORDED IN DEED BOOK 3, PAGE 89 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA), THENCE RUN NORTH 70 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY 210.00 FEET TO THE POINT OF BEGINNING. BEING SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 77 OF SAID HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

ALSO:

TRACT KNOWN AS TRACT NO. 3 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 72 DEGREES 12 MINUTES EAST (BEARING BASE) ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER 435.64 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 300.00 FEET TO THE SOUTH BOUNDARY OF THE OLD HINTON PROPERTY AS PER DEED FROM C.M. COX AND JOSEPHINE COX, HIS WIFE, TO CHARLEY HINTON, DATED JULY 2, 1890 AND RECORDED IN DEED BOOK "H", PAGE 260 (GHI, PAGE 278) OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 200.00 FEET, THENCE RUN NORTH 71 DEGREES 27 MINUTES 12 SECONDS EAST 211.84 FEET, THENCE RUN NORTH 17 DEGREES 33 MINUTES 12 SECONDS WEST 200.00 FEET TO THE SOUTHERLY BOUNDARY OF THE SAID OLD HINTON PROPERTY, THENCE RUN SOUTH 71 DEGREES 27 MINUTES 12 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY 211.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.972 OF AN ACRE, MORE OR LESS, AND SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

1. Manner of Sale: Private (☒)* 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 Golden Construction Company, Inc.
 Address: Robert J. Miller, President, 385 Oakwood Trail,
 Crawfordville, FL 32327
 - b. Subject to any and all liens, encumbrances and interests.

- c. Selling price and terms as follows: \$7,500.00 as is in its current condition with full right of inspection. Purchaser is responsible for all inspection fees. Seller does not warrant condition. Purchaser has paid \$1,000.0 deposit being held by Smith, Thompson, Shaw, Mlnacci & Colón, PA. The balance of the purchase price to be paid at closing.
- d. Additional Terms: Closing will take place on or before August 17, 2015. No seller's property disclosure will be provided. Purchaser shall receive a Trustee's Deed.

Seller has agreed to pay documentary stamp taxes on the deed, real estate commission, bankruptcy recording fees, and all outstanding property taxes, if any. Purchaser has agreed to pay all other closing costs, including but not limited to title insurance and recording fees. Property taxes for 2015 will be pro-rated at closing based on the 2014 tax amount.
- e. The proceeds from the sale shall be disbursed to the Estate.

3. Lienors (if any) and additional co-owner(s): n/a

Based on Debtor's schedules, the property is free and clear of liens, but buyer is buying subject to any and all liens, encumbrances, and interests. Time is of the essence for Buyer, so the Trustee is filing this Notice contemporaneously with a Motion to Sell Subject to any and All Liens, Encumbrances and Interests 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.

*(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: July 20, 2015

/S/ Mary W. Colón

Mary W. Colón

Chapter 7 Trustee

Smith, Thompson, Shaw,

Minacci & Colón, PA

P. O. Box 14596

Tallahassee, FL 32317

Telephone No.: (850) 241-0144

Facsimile: (850) 702-0735

trustee@marycolon.com

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Unofficial Copy

Mary W. Colon Trustee
Mary W. Colon Esq.
P O Box 14596
Tallahassee, FL 32317

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA

IN RE: FRANKLIN FREDDIE L SR.
FRANKLIN HELEN FARMER

CASE NO: 14-40327-KKS

**DECLARATION OF MAILING
CERTIFICATE OF SERVICE**

Chapter: 7
ECF Docket Reference No.
Judge:
Hearing Location:
Hearing Date:
Hearing Time:
Response Date:

On 7/20/2015, I did cause a copy of the following documents, described below,

Notice of Intent to Sell Real Property,

Motion to Sell Real Property Subject to Any and All Liens Encumbrances and Interests

to be served 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.

I caused these documents to be served by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.com, an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to Fed.R.Bankr.P. 9001(9) and 2002(g)(4). A copy of the declaration of service is attached hereto and incorporated as if fully set forth herein.

DATED: 7/20/2015

/s/ Mary W. Colon Esq.
Mary W. Colon Esq.
Mary W. Colon Trustee
P O Box 14596
Tallahassee, FL 32317
850 241 0144
janet@marycolon.com

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA

IN RE: FRANKLIN FREDDIE L SR.
FRANKLIN HELEN FARMER

CASE NO: 14-40327-KKS

**CERTIFICATE OF SERVICE
DECLARATION OF MAILING**

Chapter: 7
ECF Docket Reference No.
Judge:
Hearing Location:
Hearing Date:
Hearing Time:
Response Date:

On 7/20/2015, a copy of the following documents, described below,

Notice of Intent to Sell Real Property,

Motion to Sell Real Property Subject to Any and All Liens Encumbrances and Interests

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 Declaration of Certificate of Service and that it is true and correct to the best of my knowledge, information, and belief.

DATED: 7/20/2015

/s/ Jay S. Jump

Jay S. Jump
BK Attorney Services, LLC
d/b/a certificateofservice.com, for
Mary W. Colon Trustee
Mary W. Colon Esq.
P O Box 14596
Tallahassee, FL 32317

PARTIES DESIGNATED AS "EXCLUDE" WERE NOT SERVED VIA USPS FIRST CLASS MAIL
PARTIES WITH A '+' AND DESIGNATED AS "CM/ECF E-SERVICE" RECEIVED ELECTRONIC NOTICE THROUGH THE CM/ECF SYSTEM

CASE INFO

LABEL MATRIX FOR LOCAL NOTICING
1129-4

CASE 14-40327-KKS
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE

MON JUL 20 12-49-58 EDT 2015

SMITH THOMPSON SHAW MINACCI & COLON
P.A.

3520 THOMASVILLE RD. FOURTH FLOOR
TALLAHASSEE FL 32309-3478

AMERIS BANK
PO BOX 870
VIDALIA GA 30475-0870

BANK OF AMERICA N.A.
BANKRUPTCY DEPARTMENT
P.O. BOX 26012 NC4-105-02-99
GREENSBORO NORTH CAROLINA 27420-6012

CAPITAL RECOVERY V LLC
CO RECOVERY MANAGEMENT SYSTEMS
CORPORAT

25 SE 2ND AVENUE SUITE 1120
MIAMI FL 33131-1605

FAMU FEDERAL CREDIT UNION
CO JAMES E. SORENSON ESQUIRE
P.O. BOX 4128
TALLAHASSEE FL 32315-4128

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA PA 19101-7346

DEBTOR

FREDDIE L FRANKLIN SR
43 GREENLIN VILLA RD.
CRAWFORDVILLE FL 32327-3134

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

BANK OF AMERICA N.A.
PROBER & RAPHAEL
20750 VENTURA BLVD
SUITE 100
WOODLAND HILLS CA 91364-6207

THOMSON BROCK LUGER & COMPANY
ANN MARIE BACHMAN
3375-G CAPITAL CIRCLE NE
TALLAHASSEE FL 32308-3778

ATTORNEY ANDREA NELSON
2200 OLD ST. AUGUSTINE RD.
TALLAHASSEE FL 32301

CADCRADC VENTURE
ATTORNEY GARVIN BOWDEN
1300 THOMASWOOD DR.
TALLAHASSEE FL 32308-7914

EDDIE FRANKLIN SR.
40 E. L. FRANKLIN DR.
SOPCHOPPY FL 32358-1150

GE CAPITAL RETAIL BANK
ATTN- BANKRUPTCY DEPT.
PO BOX 103104
ROSWELL GA 30076-9104

JOHNNY FRANKLIN
35 PINK GREEN RD.
SOPCHOPPY FL 32358-1048

HELEN FARMER FRANKLIN
43 GREENLIN VILLA RD.
CRAWFORDVILLE FL 32327-3134

SARA GRANGER HENNING
KELLER WILLIAMS TOWN AND COUNTY
REALTY
1520 JUKKEARN CENTER BOULEVARD
SUITE 100
TALLAHASSEE FL 32309

FAMU FEDERAL CREDIT UNION
CO JAMES E. SORENSON
POST OFFICE BOX 4128
TALLAHASSEE FL 32315-4128

AMERIS BANK
300 S. IRWIN AVE.
OCILLA GA 31774-1811

BANK OF AMERICA
315 S CALHOUN ST
TALLAHASSEE FL 32301-1837

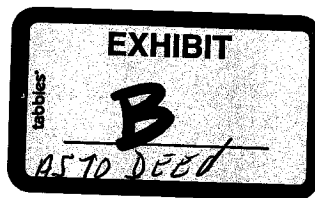
CADCRADC VENTURE 2011-1 LLC
CO SABAL FINANCIAL GROUP L.P.
4675 MACARTHUR COURT SUITE 1550
NEWPORT BEACH CA 92660-2042

FAMU FEDERAL CREDIT UNION
1610 SOUTH MONROE STREET
TALLAHASSEE FL 32301-5524

GE CAPITAL RETAIL BANK
P. O. BOX 960061
ORLANDO FL 32896-0061

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

KATHRYN A. HATHAWAY
HATHAWAY LAW FIRM
P.O. BOX 3005
TALLAHASSEE FL 32315-3005



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

AFFIDAVIT

I HEREBY CERTIFY that on this day before me, the undersigned authority, duly authorized to administer oaths, personally appeared, Mary W. Colon ("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: Freddie L. Franklin, Sr. and Helen Farmer Franklin, Debtors in Bankruptcy under Case Number 14-40327-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 14-40327 KKS regarding the following described property:
See Exhibit A Attached Hereto.
3. Affiant certifies that no objection was made to the proposed sale. A copy of the court docket is attached as Exhibit "B".
4. A copy of the court order authorizing the sale of the subject property is attached as Exhibit "C".

FURTHER AFFIANT SAYETH NOT. Dated as of the 23rd day of September, 2015.

Witnesses:

Lisa Warmack
 LISA WARMACK

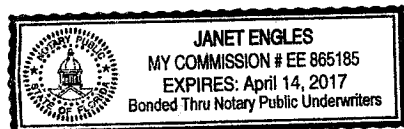
Janet Engles
 Janet Engles

Mary W. Colon
 Mary W. Colon, Affiant

STATE OF FLORIDA
 COUNTY OF LEON

SWORN TO and subscribed before me this 23rd day of September, 2015, by Mary W. Colon, who is personally known to me.

(NOTARY PUBLIC SEAL)



Janet Engles
 NOTARY PUBLIC
 Janet Engles

Printed or Stamped Name of Notary Public
 Commission No.: _____
 My Commission Expires: _____

EXHIBIT "A"

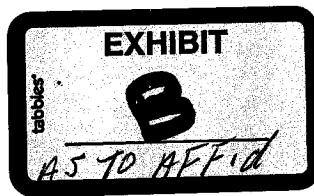
TRACT KNOWN AS TRACT NO. 2 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

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MEANSNO, CLAIMS

**U.S. Bankruptcy Court
Northern District of Florida (Tallahassee)
Bankruptcy Petition #: 14-40327-KKS**

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

Case Manager: **Lisa Davis**

Date filed: 06/03/2014

Debtor discharged: 09/08/2014

Joint debtor discharged: 09/08/2014

341 meeting: 07/07/2014

Deadline for filing claims: 11/01/2014

Deadline for objecting to discharge: 09/05/2014

Deadline for financial mgmt. course 09/05/2014

(db):

Deadline for financial mgmt. course 09/05/2014

(jdb):

Debtor disposition: Standard Discharge
Joint debtor disposition: Standard Discharge

Debtor

Freddie L Franklin, sr
43 Greenlin Villa Rd.
Crawfordville, FL 32327
Wakulla-FL
SSN / ITIN: xxx-xx-4880

represented by **Kathryn A. Hathaway**

Hathaway Law Firm

P.O. Box 3005

Tallahassee, FL 32315-3005

850 / 425-4700

Fax : 850 / 425-4704

Email: notices@hathawaylaw.net

Joint Debtor

Helen Farmer Franklin
43 Greenlin Villa Rd.
Crawfordville, FL 32327
Wakulla-FL
SSN / ITIN: xxx-xx-8765

represented by **Kathryn A. Hathaway**

(See above for address)

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

Filing Date	#	Docket Text

08/31/2015	<u>62</u> (2 pgs)	Order Granting Motion/Notice to Sell or Lease Property under Section 363(b) (Re: <u>55</u>) signed on 8/31/2015 . (Davis, Lisa) Mary Colon shall serve this document pursuant to the applicable Rules and file a certificate of service within three (3) days. (Entered: 08/31/2015)
07/30/2015	61	Administrative Entry Rendering Moot Motion for Turnover of Property (Re: <u>59</u>) (Davis, Lisa) (Entered: 07/30/2015)
07/29/2015	60	Withdrawal of Document (Withdrawn per agreement or order) filed by Mary W. Colon (Re: <u>59</u> Trustee's Motion for Turnover of Property (Negative Notice)). (Colon, Mary) (Entered: 07/29/2015)
07/28/2015	<u>59</u> (3 pgs)	Trustee's Motion for Turnover of Property (Documents and Funds of the Debtors) filed by Mary W. Colon. Negative Notice Response Deadline: 8/18/2015. (Colon, Mary) (Entered: 07/28/2015)
07/27/2015	<u>58</u> (3 pgs)	Certificate of Service/Mailing filed by Mary W. Colon (Re: <u>57</u> Notice of Hearing on Application for Compensation). (Colon, Mary) (Entered: 07/27/2015)
07/24/2015	<u>57</u> (1 pg)	Notice of Hearing on Application for Compensation. Applicant, Gary A. Roberts & Associates, Special Counsel, requests fees and expenses in the amount of \$5,503.82 (Re: <u>56</u> Application for Compensation (to be set for hearing).) Hearing scheduled on 9/24/2015 at 10:30 AM, Eastern Time, at Tallahassee (2nd Floor Courtroom, 110 E. Park Ave.). Mary W. Colon shall serve this document pursuant to the applicable Rules and file a certificate of service within three (3) days. (Nah, Janet) (Entered: 07/24/2015)
07/23/2015	<u>56</u> (6 pgs)	Application for Compensation for Gary A. Roberts & Associates, Special Counsel, Fee: \$2916.37, Expenses: \$2587.45. filed by. (Colon, Mary) (Entered: 07/23/2015)
07/20/2015	<u>55</u> (11 pgs)	Motion/Notice to Sell or Lease Property under Section 363(b) <i>by private sale to Golden Construction Company, Inc.</i> filed by Mary W. Colon on behalf of Mary W. Colon. Negative Notice Response Deadline: 8/10/2015. (Colon, Mary) (Entered: 07/20/2015)

07/20/2015	<u>54</u> (7 pgs)	Notice of Intention to Sell Property of the Estate <i>by private sale to Golden Construction Company, Inc.</i> filed by Mary W. Colon. Negative Notice Response Deadline: 8/10/2015. (Colon, Mary) (Entered: 07/20/2015)
07/16/2015	<u>53</u> (3 pgs)	Certificate of Service/Mailing filed by Mary W. Colon (Re: <u>52</u> Order on Motion to Approve Compromise or Settlement). (Colon, Mary) (Entered: 07/16/2015)
07/15/2015	<u>52</u> (2 pgs)	Order Granting Motion to Approve Compromise or Settlement (Re: <u>51</u>) signed on 7/15/2015 . (Davis, Lisa) Mary Colon shall serve this document pursuant to the applicable Rules and file a certificate of service within three (3) days. (Entered: 07/15/2015)
06/15/2015	<u>51</u> (7 pgs)	Motion to Approve Compromise or Settlement <i>Between the Trustee and Progressive Insurance Company</i> filed by Mary W. Colon. Negative Notice Response Deadline: 7/6/2015. (Colon, Mary) (Entered: 06/15/2015)
06/10/2015	<u>50</u> (3 pgs)	Certificate of Service/Mailing filed by Mary W. Colon (Re: <u>49</u> Order on Application to Employ). (Colon, Mary) (Entered: 06/10/2015)
06/09/2015	<u>49</u> (2 pgs)	Order Granting Application to Employ Gary A. Roberts & Associates (Re: <u>48</u>) signed on 6/9/2015 . (Davis, Lisa) M. Colon shall serve this document pursuant to the applicable Rules and file a certificate of service within three (3) days. (Entered: 06/09/2015)
06/02/2015	<u>48</u> (16 pgs)	Application to Employ The Law Offices of Gary A. Roberts & Associates, LLC (130 Salem Court, Tallahassee, FL 32301-2810) as Special Counsel filed by Mary W. Colon. (Colon, Mary) (Entered: 06/02/2015)
03/19/2015	<u>47</u> (3 pgs)	Certificate of Service/Mailing filed by Mary W. Colon (Re: <u>46</u> Order on Application to Employ). (Colon, Mary) (Entered: 03/19/2015)
	<u>46</u> (2 pgs)	Order Approving Application by Trustee to Employ Thomson, Brock, Luger & Company and Appoint Accountant Nunc Pro Tunc Under General Retainer Together With Sworn Affidavit by Accountant (Re:

03/19/2015		<u>45</u> signed on 3/19/2015 . (Isom, L.) The movant or prevailing party, or debtor, as applicable, or its counsel shall serve this Order pursuant to the applicable Rules and file a certificate of service within three (3) days. (Entered: 03/19/2015)
03/19/2015	<u>45</u> (5 pgs)	Application to Employ Thomson Brock Luger & Company (3375-G Capital Circle NE, Tallahassee, FL 32308) as CPA <i>nunc pro tunc Together with Sworn Affidavit by Accountant</i> filed by Mary W. Colon. (Colon, Mary) (Entered: 03/19/2015)
01/12/2015	<u>44</u> (7 pgs)	Interim Report of Trustee for period ending 12-31-2014. (Colon, Mary) (Entered: 01/12/2015)
01/09/2015	<u>43</u> (7 pgs; 2 docs)	Amended Schedules/Statements filed : Schedule B; Declaration Concerning Debtors Schedules; filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin (Attachments: # <u>1</u> Amended B and Dec). (Hathaway, Kathryn) (Entered: 01/09/2015)
01/09/2015	<u>42</u>	Withdrawal of Document (Filed in error) filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin [Re: <u>40</u> Amended Schedules and/or Statements]. (Hathaway, Kathryn) (Entered: 01/09/2015)
01/09/2015	<u>41</u>	SUBMISSION ERROR NOTIFICATION: Certificate of Service does not include email or mailing address of parties served. Please take immediate action to correct the error(s) noted herein. (Re: <u>40</u> Amended Schedules and/or Statements.) (Davis, Lisa) (Entered: 01/09/2015)
01/08/2015	<u>40</u> (7 pgs; 2 docs)	Amended Schedules/Statements filed : Schedule B; Declaration Concerning Debtors Schedules; filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin (Attachments: # <u>1</u> Amended B and Dec). (Hathaway, Kathryn) SUBMISSION ERROR: CERTIFICATE OF SERVICE DOES NOT INCLUDE EMAIL OR MAILING ADDRESS OF PARTIES SERVED. Modified on 1/9/2015 (Davis, Lisa). (Entered: 01/08/2015)
	<u>39</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>38</u> Order on Motion to Approve Compromise or

12/07/2014		Settlement.) Notice Date 12/07/2014. (Admin.) (Entered: 12/08/2014)
12/05/2014	<u>38</u> (3 pgs; 2 docs)	Order Granting Motion to Approve Compromise and Settlement (Re: <u>35</u>) signed on 12/5/2014 (Bikowitz, C.) (Entered: 12/05/2014)
12/03/2014	<u>37</u> (5 pgs)	Notice of Intent to Abandon Property of the Estate and Notice of Opportunity to Object re: all real estate and improvements situated therein which is owned by the Estate of John Mills (a/k/a John C. Mills), Deceased, and which is located in Wakulla County, Florida filed by Mary W. Colon. Negative Notice Response Deadline: 12/24/2014. (Colon, Mary) (Entered: 12/03/2014)
12/03/2014	<u>36</u> (5 pgs)	Notice of Intention to Sell Property of the Estate <i>by private sale to Debtors</i> filed by Mary W. Colon. Negative Notice Response Deadline: 12/24/2014. (Colon, Mary) (Entered: 12/03/2014)
10/20/2014	<u>35</u> (7 pgs)	Motion to Approve Compromise or Settlement <i>Between the Trustee and Debtor(s)</i> filed by Mary W. Colon. Negative Notice Response Deadline: 11/10/2014. (Colon, Mary) (Entered: 10/20/2014)
10/09/2014	<u>34</u> (2 pgs)	Request for Notices / <i>Special Notice</i> filed by Bank of America, N.A. (Prober, Dan) (Entered: 10/09/2014)
10/01/2014	<u>33</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>32</u> Order on Application to Employ.) Notice Date 10/01/2014. (Admin.) (Entered: 10/02/2014)
09/29/2014	<u>32</u> (3 pgs; 2 docs)	Order Granting Application to Employ Sara Granger Henning (Re: <u>30</u>) signed on 9/29/2014 (Davis, Lisa) (Entered: 09/29/2014)
09/10/2014	<u>31</u> (3 pgs)	BNC Certificate of Mailing - Order of Discharge. (Re: <u>29</u> Automatic Order Discharging Debtor.) Notice Date 09/10/2014. (Admin.) (Entered: 09/11/2014)
09/10/2014	<u>30</u> (6 pgs)	Application to Employ Keller Williams Town and Country Realty, Inc. (1520 Killearn Center Blvd, Suite 100, Tallahassee, FL 32309) as Realtor <i>together with sworn affidavit by Sarah Granger Henning</i> filed by Mary W. Colon. (Colon, Mary) (Entered: 09/10/2014)

09/08/2014	<u>29</u> (3 pgs; 2 docs)	Order Discharging Debtor(s) (ADIapps) (Entered: 09/08/2014)
08/24/2014	<u>28</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (Re: <u>27</u> Order on Application to Employ.) Notice Date 08/24/2014. (Admin.) (Entered: 08/25/2014)
08/22/2014	<u>27</u> (3 pgs; 2 docs)	Order Granting Application to Employ Smith, Thompson, Shaw, Minacci & Colon, P.A. (Re: <u>26</u>) signed on 8/22/2014 (Davis, Lisa) (Entered: 08/22/2014)
08/18/2014	<u>26</u> (6 pgs)	Application to Employ Smith, Thompson, Shaw, Minacci & Colon, P.A. (3520 Thomasville Rd., 4th Floor, Tallahassee, FL 32309) as General Counsel <i>Together with Sworn Affidavit by Mary W. Colon</i> filed by Mary W. Colon. (Colon, Mary) (Entered: 08/18/2014)
08/03/2014	<u>25</u> (2 pgs)	BNC Certificate of Mailing. (Re: <u>24</u> Notice to File Claims.) Notice Date 08/03/2014. (Admin.) (Entered: 08/04/2014)
08/01/2014	<u>24</u> (2 pgs; 2 docs)	Notice to creditors to file claims. Proof of Claims due by 11/01/2014. (ADIapps) (Entered: 08/01/2014)
07/31/2014	23	Trustee's Notice of Assets & Request for Notice to Creditors filed by Mary W. Colon. (Colon, Mary) (Entered: 07/31/2014)
07/21/2014	22	The Reaffirmation Agreement has been reviewed and found to be in compliance with 11 U.S.C. Sect. 524 (c) of the Bankruptcy Code. (Re: <u>21</u> Reaffirmation Agreement.) (Davis, Lisa) (Entered: 07/21/2014)
07/18/2014	<u>21</u> (11 pgs)	Reaffirmation Agreement, with attached cover sheet, between Debtor and FAMU Federal Credit Union filed by James E. Sorenson on behalf of FAMU Federal Credit Union. (Sorenson, James) (Entered: 07/18/2014)
07/09/2014	20	Trustee's memo/notice that 341(a) meeting of creditors was held and concluded Debtor appeared. Joint debtor appeared. (Colon, Mary) (Entered: 07/09/2014)
	<u>19</u>	Financial Management Course Certificate for course

06/17/2014	(1 pg)	completed 6/17/14 filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin [Re: <u>8</u> Notice of 341 Meeting of Creditors - Chapter 7]. (Hathaway, Kathryn) (Entered: 06/17/2014)
06/17/2014	<u>18</u> (1 pg)	Financial Management Course Certificate for course completed 6/17/14 filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin [Re: <u>8</u> Notice of 341 Meeting of Creditors - Chapter 7]. (Hathaway, Kathryn) (Entered: 06/17/2014)
06/12/2014	<u>17</u> (1 pg)	Notice of Appearance and Request for Notice filed by James E. Sorenson on behalf of FAMU Federal Credit Union. (Sorenson, James) (Entered: 06/12/2014)
06/11/2014	<u>16</u> (1 pg)	Certificate of Service/Mailing <i>2012 & 2013 Tax Returns</i> filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/11/2014)
06/07/2014	<u>15</u> (1 pg)	Notice of Change of Address to Creditor Matrix <i>CADC/RADC Venture 2011-1, LLC</i> filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/07/2014)
06/06/2014	<u>14</u> (2 pgs)	BNC Certificate of Mailing. (Re: <u>11</u> Conditional Order Determining Compliance with Sec. 521.) Notice Date 06/06/2014. (Admin.) (Entered: 06/07/2014)
06/06/2014	<u>13</u> (3 pgs)	BNC Certificate of Mailing - Meeting of Creditors. (Re: <u>8</u> Notice of 341 Meeting of Creditors - Chapter 7.) Notice Date 06/06/2014. (Admin.) (Entered: 06/07/2014)
06/05/2014	<u>12</u> (1 pg)	Certificate of Service/Mailing <i>Statement of Intentions</i> filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/05/2014)
06/04/2014	<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 06/04/2014. (ADlapps) (Entered: 06/04/2014)

06/04/2014	<u>10</u> (3 pgs)	Notice of Appearance and Request for Notice filed by Garvin B. Bowden on behalf of CADC/RADC Venture 2011-1, LLC. (Bowden, Garvin) (Entered: 06/04/2014)
06/04/2014	9	CORRECTIVE ENTRY BY CASE ADMINISTRATOR - The entry referenced hereto has been modified by the court for accuracy: Statistical Data - Statistical data added from Petition. (Re: <u>1</u> Voluntary Petition (Chapter 7)) (Romine, C.) (Entered: 06/04/2014)
06/04/2014		Case assigned to Lisa Davis (admin) (Entered: 06/04/2014)
06/04/2014	<u>8</u> (3 pgs; 2 docs)	Notice of Meeting of Creditors with 341(a) meeting to be held on 07/07/2014 at 01:30 PM at Tallahassee (Rm. 004, U.S. Trustee Meeting Room, 110 E. Park Ave.). Objections for Discharge due by 09/05/2014. Financial Management Certificate(s) due by 09/05/2014. (admin,) (Entered: 06/04/2014)
06/03/2014	<u>7</u> (1 pg)	Certification of No Domestic Support Obligations filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/03/2014)
06/03/2014	<u>6</u> (1 pg)	Debtor Pay Advices and Joint Debtor Statement of No Employment Income filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/03/2014)
06/03/2014	5	Receipt of Voluntary Petition (Chapter 7)(14-40327) [misc,volp7] (335.00) filing fee. Receipt number 3353609, amount \$ 335.00 (re: <u>1</u>) (U.S. Treasury) (Entered: 06/03/2014)
06/03/2014	<u>4</u> (3 pgs)	Exhibit D - Statement Regarding Compliance with Credit Counseling Requirement: Credit counseling obtained - certificate attached or filed separately filed by Kathryn A. Hathaway on behalf of Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/03/2014)
	<u>3</u> (3 pgs)	Exhibit D - Statement Regarding Compliance with Credit Counseling Requirement: Credit counseling obtained - certificate attached or filed separately filed by Kathryn A. Hathaway on behalf of Freddie L

06/03/2014		Franklin sr. (Hathaway, Kathryn) (Entered: 06/03/2014)
06/03/2014	<u>2</u> (18 pgs)	Chapter 7 Statement of Current Monthly Income and Means Test Calculation - Form 22A filed by Kathryn A. Hathaway on behalf of Freddie L Franklin sr, Helen Farmer Franklin. (Hathaway, Kathryn) (Entered: 06/03/2014)
06/03/2014	<u>1</u> (44 pgs)	Chapter 7 Voluntary Petition (Fee Amount Paid \$335) filed by Freddie L Franklin sr, Helen Farmer Franklin (Hathaway, Kathryn) (Entered: 06/03/2014)

PACER Service Center			
Transaction Receipt			
09/01/2015 14:09:54			
PACER Login:	cp3823cp3823:3558248:0	Client Code:	
Description:	Docket Report	Search Criteria:	14-40327-KKS Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	5	Cost:	0.50

Mary W. Colon Trustee
Mary W. Colon Esq.
P O Box 14596
Tallahassee, FL 32317

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA

IN RE: FRANKLIN FREDDIE L SR.
FRANKLIN HELEN FARMER

CASE NO: 14-40327-KKS

**DECLARATION OF MAILING
CERTIFICATE OF SERVICE**

Chapter: 7
ECF Docket Reference No.
Judge:
Hearing Location:
Hearing Date:
Hearing Time:
Response Date:

On 7/20/2015, I did cause a copy of the following documents, described below,

Notice of Intent to Sell Real Property,

Motion to Sell Real Property Subject to Any and All Liens Encumbrances and Interests

to be served 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.

I caused these documents to be served by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.com, an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to Fed.R.Bankr.P. 9001(9) and 2002(g)(4). A copy of the declaration of service is attached hereto and incorporated as if fully set forth herein.

DATED: 7/20/2015

/s/ Mary W. Colon Esq.
Mary W. Colon Esq.
Mary W. Colon Trustee
P O Box 14596
Tallahassee, FL 32317
850 241 0144
janet@marycolon.com

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA

IN RE: FRANKLIN FREDDIE L SR.
FRANKLIN HELEN FARMER

CASE NO: 14-40327-KKS

**CERTIFICATE OF SERVICE
DECLARATION OF MAILING**

Chapter: 7
ECF Docket Reference No.
Judge:
Hearing Location:
Hearing Date:
Hearing Time:
Response Date:

On 7/20/2015, a copy of the following documents, described below,

Notice of Intent to Sell Real Property,

Motion to Sell Real Property Subject to Any and All Liens Encumbrances and Interests

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 Declaration of Certificate of Service and that it is true and correct to the best of my knowledge, information, and belief.

DATED: 7/20/2015

/s/ Jay S. Jump

Jay S. Jump
BK Attorney Services, LLC
d/b/a certificateofservice.com, for
Mary W. Colon Trustee
Mary W. Colon Esq.
P O Box 14596
Tallahassee, FL 32317

PARTIES DESIGNATED AS "EXCLUDE" WERE NOT SERVED VIA USPS FIRST CLASS MAIL
PARTIES WITH A '+' AND DESIGNATED AS "CM/ECF E-SERVICE" RECEIVED ELECTRONIC NOTICE THROUGH THE CM/ECF SYSTEM

CASE INFO

LABEL MATRIX FOR LOCAL NOTICING
1129-4
CASE 14-40327-KKS
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE
MON JUL 20 12-49-58 EDT 2015
SMITH THOMPSON SHAW MINACCI & COLON
P.A.
3520 THOMASVILLE RD. FOURTH FLOOR
TALLAHASSEE FL 32309-3478

AMERIS BANK
PO BOX 870
VIDALIA GA 30475-0870

BANK OF AMERICA N.A.
BANKRUPTCY DEPARTMENT
P.O. BOX 26012 NC4-105-02-99
GREENSBORO NORTH CAROLINA 27420-6012

CAPITAL RECOVERY V LLC
CO RECOVERY MANAGEMENT SYSTEMS
CORPORAT
25 SE 2ND AVENUE SUITE 1120
MIAMI FL 33131-1605

FAMU FEDERAL CREDIT UNION
CO JAMES E. SORENSON ESQUIRE
P.O. BOX 4128
TALLAHASSEE FL 32315-4128

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA PA 19101-7346

DEBTOR

FREDDIE L FRANKLIN SR
43 GREENLIN VILLA RD.
CRAWFORDVILLE FL 32327-3134

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

BANK OF AMERICA N.A.
PROBER & RAPHAEL
20750 VENTURA BLVD
SUITE 100
WOODLAND HILLS CA 91364-6207

THOMSON BROCK LUGER & COMPANY
ANN MARIE BACHMAN
3375-G CAPITAL CIRCLE NE
TALLAHASSEE FL 32308-3778

ATTORNEY ANDREA NELSON
2200 OLD ST. AUGUSTINE RD.
TALLAHASSEE FL 32301

CADCRADC VENTURE
ATTORNEY GARVIN BOWDEN
1300 THOMASWOOD DR.
TALLAHASSEE FL 32308-7914

EDDIE FRANKLIN SR.
40 E. L. FRANKLIN DR.
SOPCHOPPY FL 32358-1150

GE CAPITAL RETAIL BANK
ATTN- BANKRUPTCY DEPT.
PO BOX 103104
ROSWELL GA 30076-9104

JOHNNY FRANKLIN
35 PINK GREEN RD.
SOPCHOPPY FL 32358-1048

HELEN FARMER FRANKLIN
43 GREENLIN VILLA RD.
CRAWFORDVILLE FL 32327-3134

SARA GRANGER HENNING
KELLER WILLIAMS TOWN AND COUNTY
REALTY
1520 JUKKEARN CENTER BOULEVARD
SUITE 100
TALLAHASSEE FL 32309

FAMU FEDERAL CREDIT UNION
CO JAMES E. SORENSON
POST OFFICE BOX 4128
TALLAHASSEE FL 32315-4128

AMERIS BANK
300 S. IRWIN AVE.
OCILLA GA 31774-1811

BANK OF AMERICA
315 S CALHOON ST
TALLAHASSEE FL 32301-1837

CADCRADC VENTURE 2011-1 LLC
CO SABAL FINANCIAL GROUP L.P.
4675 MACARTHUR COURT SUITE 1550
NEWPORT BEACH CA 92660-2042

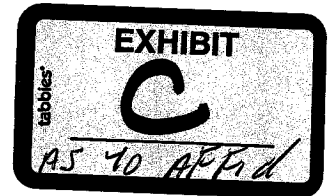
FAMU FEDERAL CREDIT UNION
1610 SOUTH MONROE STREET
TALLAHASSEE FL 32301-5524

GE CAPITAL RETAIL BANK
P. O. BOX 960061
ORLANDO FL 32896-0061

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

KATHRYN A. HATHAWAY
HATHAWAY LAW FIRM
P.O. BOX 3005
TALLAHASSEE FL 32315-3005

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE DIVISION



CASE NO: 14-40327-KKS
CHAPTER 7

IN RE:
FRANKLIN, FREDDIE L, SR
FRANKLIN, HELEN FARMER,

Debtor,

_____ /

**ORDER GRANTING MOTION TO SELL REAL PROPERTY SUBJECT TO
ANY AND ALL LIENS, ENCUMBRANCES AND INTERESTS (Doc. 55)**

THIS CAUSE having come before the Court upon Trustee's Notice of Intent to Sell Real Property (Doc. 54), *with negative notice*, and Motion to Sell Real Property Subject to Any and All Liens, Encumbrances and Interests (Doc. 55), and there being no objection filed with the Court and no hearing being required, and the Court being otherwise fully advised in the premises, it is

ORDERED as follows:

1. The relief requested in the motion is GRANTED.
2. The Trustee is authorized to sell the property to Golden Construction Company, Inc. under the price and terms set forth in the Notice of Intent to Sell Real Property, the property identified as Wakulla County Parcel No. 00-00-077-000-10328-000, and described as:

TRACT KNOWN AS TRACT NO. 2 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 72 DEGREES 12 MINUTES EAST (BEARING BASE) ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER 435.64 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 781.40 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 41.42 FEET TO THE NORTHERLY BOUNDARY OF A 66.00 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 319 (STATE ROAD NO. 61) THENCE RUN SOUTH 70 DEGREES 13 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 210.0 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 17 DEGREES 33 MINUTES 12 SECONDS WEST 41.42 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY BOUNDARY OF THE OLD FRANK

NICHOLS LAND (SAID LAND BEING RECORDED IN DEED BOOK 3, PAGE 89 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA), THENCE RUN NORTH 70 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY 210.00 FEET TO THE POINT OF BEGINNING. BEING SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 77 OF SAID HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

ALSO:

TRACT KNOWN AS TRACT NO. 3 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 72 DEGREES 12 MINUTES EAST (BEARING BASE) ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER 435.64 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 300.00 FEET TO THE SOUTH BOUNDARY OF THE OLD HINTON PROPERTY AS PER DEED FROM C.M. COX AND JOSEPHINE COX, HIS WIFE, TO CHARLEY HINTON, DATED JULY 2, 1890 AND RECORDED IN DEED BOOK "H", PAGE 260 (GHI, PAGE 278) OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 200.00 FEET, THENCE RUN NORTH 71 DEGREES 27 MINUTES 12 SECONDS EAST 211.84 FEET, THENCE RUN NORTH 17 DEGREES 33 MINUTES 12 SECONDS WEST 200.00 FEET TO THE SOUTHERLY BOUNDARY OF THE SAID OLD HINTON PROPERTY, THENCE RUN SOUTH 71 DEGREES 27 MINUTES 12 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY 211.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.972 OF AN ACRE, MORE OR LESS, AND SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

3. The Trustee shall deposit the settlement proceeds from the sale of the property into the bankruptcy estate's trust account, to be held there until this Court approves disbursement of these funds.
4. The Trustee is authorized to execute any and all documents, including a deed to effectuate the sale.

DONE AND ORDERED on August 31, 2015.



KAREN K. SPECIE
U.S. Bankruptcy Judge

Order Prepared by:
Mary W. Colón, Esq.

Trustee Mary Colón is directed to serve a copy of this order on interested parties and file a proof of service within three (3) days of entry of the order.

EXHIBIT "C"

TRACT KNOWN AS TRACT NO. 2 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 72 DEGREES 12 MINUTES EAST (BEARING BASE) ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER 435.64 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 781.40 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 41.42 FEET TO THE NORTHERLY BOUNDARY OF A 66.00 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 319 (STATE ROAD NO. 61) THENCE RUN SOUTH 70 DEGREES 13 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 210.0 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 17 DEGREES 33 MINUTES 12 SECONDS WEST 41.42 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY BOUNDARY OF THE OLD FRANK NICHOLS LAND (SAID LAND BEING RECORDED IN DEED BOOK 3, PAGE 89 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA), THENCE RUN NORTH 70 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY 210.00 FEET TO THE POINT OF BEGINNING. BEING SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 77 OF SAID HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

ALSO:

TRACT KNOWN AS TRACT NO. 3 ON THAT CERTAIN SURVEY PREPARED BY EDWIN G. BROWN AND DATED JANUARY 17, 1979

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 72 DEGREES 12 MINUTES EAST (BEARING BASE) ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER 435.64 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 300.00 FEET TO THE SOUTH BOUNDARY OF THE OLD HINTON PROPERTY AS PER DEED FROM C.M. COX AND JOSEPHINE COX, HIS WIFE, TO CHARLEY HINTON, DATED JULY 2, 1890 AND RECORDED IN DEED BOOK "H", PAGE 260 (GHI, PAGE 278) OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 17 DEGREES 33 MINUTES 12 SECONDS EAST 200.00 FEET, THENCE RUN NORTH 71 DEGREES 27 MINUTES 12 SECONDS EAST 211.84 FEET, THENCE RUN NORTH 17 DEGREES 33 MINUTES 12 SECONDS WEST 200.00 FEET TO THE SOUTHERLY BOUNDARY OF THE SAID OLD HINTON PROPERTY, THENCE RUN SOUTH 71 DEGREES 27 MINUTES 12 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY 211.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.972 OF AN ACRE, MORE OR LESS, AND SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF LOT 77 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.