

UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF FLORIDA  
JACKSONVILLE DIVISION

IN RE:

Timothy Eric Scott

Debtor.

CASE NO. 12-07214-JAF  
CHAPTER 11

**AGREED ORDER ON DEBTOR'S MOTION TO VALUE [ECF NO. 27]**  
*735 E. Dorchester Drive, Jacksonville, FL 32259 (Class 3)*

THIS CASE came on for consideration of the Debtor's Verified Motion to Value Secured Claim Ten of Nationstar Mortgage, LLC [ECF No. 27] ("Motion") and on Nationstar Mortgage, LLC Response [ECF No. 44]. Having considered the record and the agreement of Debtor, by and through their undersigned counsel, and Nationstar Mortgage, LLC, by and through its undersigned counsel, it is

**ORDERED:**

1. The Motion is GRANTED.
2. The Debtors' real property located at 735 E. Dorchester Drive, Jacksonville, FL 32259 ("Property") is determined to have a value of \$538,000.00. The Property is more particularly described as:

**LOT 57, PLANTATION ESTATES AT JULINGTON CREEK PLANTATION PARCEL 82 PHASE TWO ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 74 THROUGH 87, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

3. Claim No. 10-1 filed by Nationstar Mortgage, LLC in the amount of \$793,320.80 on January 18, 2013, is allowed as a secured claim in the amount of \$538,000.00 and a general unsecured claim in the amount of \$255,320.80.

4. The Debtor will pay the \$538,000.00 secured amount as a re-amortized first mortgage with an interest rate of 5.25% in equal monthly installments over a period of

B13016028

360 months. The escrow portion of the payment shall be added to the monthly principal and interest payment amount and calculated in any new payments to be maintained under the Plan. The escrow portion of the payment is subject to change as per the terms of the promissory Note and Mortgage. Copies of the Note and Mortgage are attached to the Claim as filed in the Claims Register. The monthly payment shall include:

Principal and Interest: \$2,970.86  
Escrow Payment: \$797.02  
TOTAL monthly mortgage payment: \$3,767.88

5. In addition, Debtor~~s~~ shall cure the post petition escrow advances in the amount of \$19,540.76 over sixty (60) months beginning March 1, 2014, consisting of fifty-nine (59) payments of \$325.68 and one (1) payment of \$325.64. This payment is *in addition to* the monthly mortgage payment of \$3,767.88
6. The first payment is due March 1, 2014.
7. Nationstar Mortgage, LLC shall receive a pro rata distribution as part of the unsecured Class 6 on account of the unsecured portion of the Claim.
8. All payments due shall be made payable to:  

NATIONSTAR MORTGAGE, LLC  
Attn: Bankruptcy Dept.  
350 Highland Drive  
Lewisville, TX 75067  
Loan # XXXXX5026
9. Upon confirmation of the Plan, Nationstar Mortgage LLC is granted *in rem* relief from the automatic stay.
10. All other terms of the promissory Note and Mortgage giving rise to the Claim shall remain in full force and effect, to the extent consistent with the terms of the Plan, any order confirming the Plan, and the United States Bankruptcy Code.
11. The Debtor~~s~~ shall amend the Plan as to Class 3 consistent with this Order. The modification may be included in the order of confirmation submitted to the Court.
12. If the Debtor~~s~~ <sup>fail</sup> to complete the Plan and receive a discharge of their Chapter 11 bankruptcy case, whether due to dismissal or conversion, the lien securing the Claim shall remain in full force and effect.

B13016028

13. This Order shall not be recorded in the public records of St. Johns County until after the completion of the Debtor's Plan and issuance of the Chapter 11 discharge by the Court pursuant to 11 U.S.C. § 1141(d).

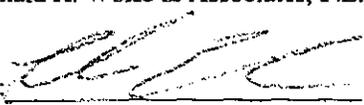
14. Upon the completion of the Plan and issuance of the Chapter 11 discharge by the Court pursuant to 11 U.S.C. § 1141(d), the lien shall encumber Class 3 Property only to the extent provided in this Order.

Consented to:

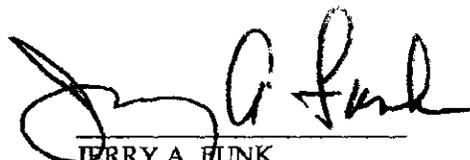
The Law Offices of Jason A. Burgess, LLC

Ronald R. Wolfe & Associates, P.L.

By:   
Joshua B. Dawcs, Esq.  
Attorney for the Debtor  
118 W. Adams Street, #900  
Jacksonville, FL 32202  
(904)354.5065 / Fax: 354.5069  
Florida Bar No. 94461

By:   
Christopher A. Ewbank, Esq.  
Attorney for Creditor  
P O Box 25018  
Tampa, Florida 33622-5018  
(813) 251.4766 / Fax: 251.1541  
Florida Bar No. 73494

DATED this 19 day of ~~February~~ <sup>March</sup>, 2014, at Jacksonville, Florida.

  
TERRY A. FUNK  
United States Bankruptcy Judge

Attorney Christopher A. Ewbank is directed to serve a copy of this order on interested parties and file a proof of service within 3 days of entry of the order.

B13016028

RECORDED IN THE US BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF FLORIDA,  
JACKSONVILLE DIVISION  
J.B. VOL. 54, NO. 7920

**Copies furnished to:**

**Timothy Eric Scott  
376 W. Tropical Trace  
Saint Johns, FL 32259**

**Jason A. Burgess  
Jason@jasonaburgess.com  
118 West Adams Street #900  
Jacksonville, FL 32202**

**Office of the US Trustee  
Elena L. Escamilla  
Elana.l.escamilla@usdoj.gov  
400 W. Washington Street #1100  
Orlando, FL 32801**

**Local Rule 1007-2 Parties in Interest**

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