

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF FLORIDA  
JACKSONVILLE DIVISION

In Re:

Case No.: 3:12-BK-03077-PMG

BLAKE F. DEAL, III,

Debtor.

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**ORDER GRANTING DEBTOR'S VERIFIED MOTION TO DETERMINE SECURED  
STATUS AND TO STRIP OFF WHOLLY UNSECURED SECOND MORTGAGE LIEN OF  
PUTNAM STATE BANK ON REAL PROPERTY**

THIS CASE came on for consideration of Debtor's Verified Motion to Strip Off the Wholly Unsecured Second Mortgage Lien of Putnam State Bank on Real Property, (Docket #64) (hereinafter, "The Motion"), filed pursuant to 11 U.S.C. Section 506 (d), and the negative notice provisions of Local Rule 2002-4. The Motion, with the Local Rule 2002-4 negative notice legend informing the parties of the opportunity to object within thirty days of the date of the service, was served on all interested parties on December 17, 2012. No party filed an objection within the time permitted. The Court, therefore, considers the matter to be unopposed, and it is

**ORDERED:**

1. The Motion is GRANTED.
2. The real property subject of The Motion is located at 7 Bridge Street, St. Augustine, Florida, (hereinafter "The Property"), with a legal description as follows:

A parcel of land being a part of Lots 1, 1-A and 2, Block 22, according to the Official Map of St. Augustine and more fully described as follows: Commence at the Northeast Corner of said Lot 1-A for the Point of Beginning; thence South 17 Degrees 57 Minutes West, 24.83 feet along the East Line of said Lot 1-A; thence North 68 Degrees 58 Minutes West 97.18 feet; thence South 18 Degrees 33 Minutes West 5.86 feet; thence North 68 Degrees 08 Minutes West 9.11 feet; thence South 21

Degrees 30 Minutes West 11.84 feet; thence North 69 Degrees 28 Minutes West 30.63 feet to a point on the West Line of the above mentioned Lot 2, thence North 20 Degrees 00 Minutes East 56.36 feet along the West Line of Lots 2 and 1 to the Northwest corner of Lot 1; thence South 63 Degrees 05 Minutes East 137.15 feet along the North Line of Lots 1 and 1A to the Point of Beginning.

3. The Mortgage and Security Agreement dated June 13, 2007, and recorded on June 22, 2007, in OR Book 2937 PG 1607-1616, as Instrument #2007042636, Public Records of St. Johns County, Florida, in favor of Putnam State Bank, gave Putnam State Bank a second mortgage lien on The Property.

4. The second mortgage lien of Putnam State Bank on The Property, is now owned by Republic Credit One, L.P., (hereinafter "Republic"), pursuant to a 2012 Agreement of Limited Partnership of Republic Credit One L.P. between the Federal Deposit Insurance Corporation as Receiver for Putnam State Bank, and Republic Credit Corp., a Texas Corporation. No assignment of the second mortgage has been recorded in the Public Records of St. Johns County, Florida.

5. The mortgage in the name of Putnam State Bank, and now owned by Republic Credit One, L.P., recorded on June 22, 2007, in OR Book 2937, PG 1607-1616, Instrument #2007042636, of the Official Public Records of St. Johns County, Florida, shall be deemed void and shall be extinguished automatically, without further court order, upon recordation in the public records of a certified copy of this Order. In the event that this case is dismissed, the mortgage in the name of Putnam State Bank, now owned by Republic Credit One, L.P., will no longer be considered void, and shall be

restored as a secured debt.

DONE AND ORDERED in Chambers, Jacksonville, Florida, this  
25 day of January, 2013.

*Paul M. Glenn*

Paul M. Glenn  
United States Bankruptcy Judge

Copies to:

Janet H. Thurston, Counsel for Debtor  
Republic Credit One, L.P., c/o President and Registered Agent,  
Michael Joe Cramer, 3214 West Park Road Drive, Pantego, TX  
76013  
Republic Credit One, L.P., Att.: James E. Guinn, Bankruptcy  
Account Representative, P.O. Box 13278, Arlington, TX  
76094

RECORDED IN THE US BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF FLORIDA,  
JACKSONVILLE DIVISION  
S.B. VOL. 5A . NO. 7680