

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
JACKSONVILLE DIVISION

IN RE: THOMAS W. ALLEN
JESSICA R. ALLEN,

Case No.: 12-bk-08117

Debtors.

Chapter 7

**ORDER GRANTING DEBTORS' MOTION TO DETERMINE SECURED
STATUS OF COMMUNITY FIRST CREDIT UNION OF FLORIDA AND TO
STRIP LIEN EFFECTIVE UPON DISCHARGE**

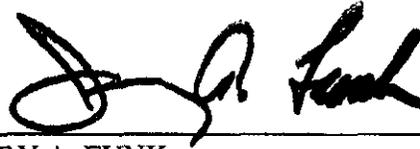
THIS CASE is before the Court on the Debtors' Motion to Determine Secured Status of Community First Credit Union of Florida and to Strip Lien (the "Motion"). Community First Credit Union of Florida having failed to timely file any response pursuant to Local Rule 2002-4, and the Court being advised in the premises, it is

ORDERED:

1. The Motion is granted.
2. The secured claim of Community First Credit Union of Florida as listed in Schedule D filed by the debtors shall be treated as an unsecured claim in this Chapter 7 case.
3. The real property (the Real Property") that is the subject of the Motion is located at 14630 Christen Drive, Jacksonville, Florida, 32218, as further described in "Exhibit A" attached hereto and in that certain deed dated May 18, 2006, recorded at O.R. Book 13307, page 1031 of the public records of Duval County, Florida.
4. The mortgage held by Community First Credit Union of Florida recorded on September 20, 2007, at O.R. book 14193, page 1886, of the public records of Duval County, Florida, Document number #2007301557, shall be deemed void and shall be extinguished automatically, without further court order, upon entry of the Debtors'

discharge in this Chapter 7 case.

Dated this 30 day of may, 2013, at Jacksonville, Florida.



JERRY A. FUNK
United States Bankruptcy Judge

Attorney Lisa C. Cohen is directed to serve copies of this order on the parties listed below and to file the certificate of service of order.

Copies furnished to:

Debtors

Gregory L. Atwater
P.O. Box 1865
Orange Park, FL 32073

Community First Credit Union of Florida
c/o its CEO, John Hirabayshi
637 Lee Street
Jacksonville, FL 32204

Community First Credit Union of Florida
P.O. Box 2600
Jacksonville, FL 32232-0077

RECORDED IN THE US BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF FLORIDA,
JACKSONVILLE DIVISION
FILE NO. 54 NO. 7-725

135579

This instrument Prepared by and return to:
Kimberly Gilbert
SOUTHERN TITLE HOLDING
COMPANY, L.L.C.
3943 BAY MEADOWS ROAD
JACKSONVILLE, Florida 32217
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel LD. (Folio) Number(s):

108466-0375

File No: JX0610471

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10.
2100.70

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 18th day of May, 2006, by AMERICAN HOMEBUILDERS, INC., A
FLORIDA CORPORATION, and having its place of business at 13400 SUTTON PARK DRIVE
SOUTH, Suite 1401, Jacksonville, FL 32224, hereinafter called the grantor,

to THOMAS W. ALLEN and JESSICA R. ALLEN, HUSBAND AND WIFE,
whose post office address is: 14630 CHRISTEN DRIVE, JACKSONVILLE, Florida 32218, hereinafter
called the grantees,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, alienes, remises,
releases, conveys and confirms unto the grantees, all that certain land situate in Duval County, Florida, viz:

Lot 106, HIDDEN LAKE ESTATES PHASE I-A, according to plat thereof as recorded in Plat Book
56, pages 72, 72A through 72H of the current public records of Duval County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to DECEMBER 31, 2005, reservations, restrictions and assessments of record, if any.
*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporations.)*

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be
hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: _____
Secretary

AMERICAN HOMEBUILDERS, INC., A FLORIDA
CORPORATION

Witness Signature: _____
Printed Name: **KIMBERLY R. GILBERT**

BY: _____
ELLEN F. SIGLER, ASSISTANT SECRETARY

Witness Signature: _____
Printed Name: **Jan Dove**

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of May, 2006 by
ELLEN F. SIGLER, as ASSISTANT SECRETARY of AMERICAN HOMEBUILDERS, INC., A FLORIDA
CORPORATION on behalf of the corporation. She is personally known to me.

My Commission Expires:



Printed Name: **KIMBERLY R. GILBERT**
Notary Public
Serial Number

EXHIBIT A