

UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF FLORIDA  
JACKSONVILLE DIVISION

In Re:

Jimmy Ray Shaffer, II  
and Ashleigh Michele Shaffer,  
Debtors

Case No. 3:11-bk-06481-JAF

Robert Altman, Trustee  
Plaintiff,

Adv No. 3:11-ap-01031-JAF

v.

Bradley Staton  
Defendant.

**JUDGMENT**

This Adversary Proceeding is before the Court for trial on April 4, 2012. Following trial it is

**ORDERED:**

1. Judgment is entered in favor of Plaintiff, Robert Altman, Chapter 7 Trustee in his sole capacity as trustee for the bankruptcy estate of Jimmy Ray Shaffer, II and Ashley Michele Shaffer and against Bradley Staton.

2. Real estate transferred by Ashleigh Shaffer to Bradley Staton by Quitclaim Deed dated December 31, 2010 and recorded in the Public Records of Nassau County, Florida, instrument no. 201100153 at Book 1717, Page 1501 regarding the following described property is property of the bankruptcy estate.

Lot 2 in OR 1717 Book 1501, Conservation Esmt., OR 729 Book 723, Countryside Acres PB 51287, Nassau County, Florida located at 1250 Countryside Acres Ave., Bryceville, FL 32009, Parcel No. 17-1S-23-0270-0002-0000

3. The Trustee is authorized to sell the Property listed above free and clear of the interest of the Defendant but shall pay defendant \$10,000.00 plus the cost of the 2011 real estate

taxes paid by Defendant in the amount of \$363.16. The \$10,363.16 shall be paid to defendant upon the sale of the property listed above in paragraph 2 subject to defendant providing the trustee proof that defendant paid the \$363.16 for the 2011 taxes. If the defendant fails to provide the trustee proof of payment, trustee shall only be required to pay defendant \$10,000.00 upon the transfer of the property to a purchaser.

4. If the Trustee is unable to sell the property or procure a contract for the sale of the property for more than \$10,363.16 within 180 days of the date of this judgment the property shall be abandoned by the estate and the title shall revert back to Bradley Staton as presently recorded.

5. If the trustee is successful and sells the property listed above in paragraph 2, the recording of a certified copy of this order will be sufficient to grant the trustee proper title to the property for purposes of transfer.

6. To the extent that Defendant, Bradley Staton, is required to execute any documents to effectuate the transfer of the property listed in paragraph 2 above, Defendant, Bradley Staton, shall cooperate fully with the trustee and execute whatever documents are necessary to effectuate such transfer.

Dated this 24 day of April, 2012 at Jacksonville, Florida.



JERRY A. FUNK  
United States Bankruptcy Judge

Copies to:

Debtors

Gerald B. Stewart, attorney for Debtors

Robert Altman, Chapter 7 Trustee

Bradley Staton, 1278 Countryside Acres Ave, Bryceville, FL 32009

United States Trustee

RECORDED IN THE US BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF FLORIDA,  
JACKSONVILLE DIVISION

S.B. VOL. 54 . NO. 7344