


UNITED STATES BANKRUPTCY COURT Middle District of Florida, Jacksonville Div.		PROOF OF CLAIM
Name of Debtor: TAYLOR, BEAN & WHITAKER MORTGAGE CORP.		Case Number: 3:09-bk-07047-JAF
<i>NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.</i>		
Name of Creditor (the person or other entity to whom the debtor owes money or property): Cortina Homeowners Association		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: Cortina Homeowners Association 633 E Ray Rd Ste 122, Gilbert, AZ 85296		Court Claim Number: _____ (If known)
Telephone number: (480) 813-6788		Filed on: _____
Name and address where payment should be sent (if different from above): CLERK, U.S. BANKRUPTCY COURT MIDDLE DISTRICT OF FLORIDA		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.
Telephone number:		<input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
1. Amount of Claim as of Date Case Filed: \$ <u>1,520.00</u>		5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount. Specify the priority of the claim. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier – 11 U.S.C. §507 (a)(4). <input type="checkbox"/> Contributions to an employee benefit plan – 11 U.S.C. §507 (a)(5). <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use – 11 U.S.C. §507 (a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units – 11 U.S.C. §507 (a)(8). <input type="checkbox"/> Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(____). Amount entitled to priority: \$ _____
If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4. If all or part of your claim is entitled to priority, complete item 5. <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.		
2. Basis for Claim: <u>CC&R's/HOA Dues</u> (See instruction #2 on reverse side.)		
3. Last four digits of any number by which creditor identifies debtor: <u>5061</u> 3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)		
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information. Nature of property or right of setoff: <input checked="" type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: Value of Property: \$ _____ Annual Interest Rate _____ % Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ _____ Basis for perfection: <u>CC&R's</u> Amount of Secured Claim: \$ <u>1,520.00</u> Amount Unsecured: \$ _____		
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.		*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.
7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.) DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain:		
Date: 01/13/2010		
Signature: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any. Ariane Doherty/Collections		FOR COURT USE ONLY T, B & W Mortgage Corp.  00713



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*Parcel Search:

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No Parcel Number? Use Advanced Search Options.

*(A parcel number is needed to use these Features)

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Property Information

Parcel #: 314-05-316

MCR #: 64836

Property Address: 18662 E CARDINAL WY
QUEEN CREEK 85242

Property Description: CORTINA PARCEL 5 RPLAT MCR 648-36

Section Township Range: 7 2S 7E

Associated Parcel:

Subdivision Name: CORTINA PARCEL 5 REPLAT
Lot #: 61

School Dist: HIGLEY SCHOOL DISTRICT

Local Jurisdiction: QUEEN CREEK

[Tax District FAQs](#)

Owner Information

Owner: TAYLOR BEAN & WHITAKER MORTGAGE CORPORATION

In Care Of:

Mailing Address: 1417 N MAGNOLIA AVE
OCALA FL 34475 USA

Deed #: 090900400

Deed Date: 9/29/2009

[View Tax Information](#)

Sales Price: n/a
Sales Month/Year: n/a

Valuation Information

[View Similar Parcels](#)

Tax Year:

2010

2009

2008

Full Cash Value (FCV):

\$230,500

\$331,200

\$326,500

Limited Property Value (LPV):

\$230,500

\$278,414

\$253,104

Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.

Legal Class:

3

3

3

Assessment Ratio:

10.0%

10.0%

10.0%

Assessed FCV:

\$23,050

\$33,120

\$32,650

Assessed LPV:

\$23,050

\$27,841

\$25,310

Property Use Code:

0141

0141

0141

Tax Area Code:

602502

602502

602502

Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

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Helpful Information:

[recorder](#) [glossary](#) [forms](#)

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Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003

602-506-3406

CORTINA

633 E Ray Rd, Suite 122
Gilbert, AZ 85296

Statement

8/23/2009

To:

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.
1417 N MAGNOLIA AVE
OCALA, FL 34475

Account #

05-061 BANK

Amount Due

\$1,520.00

Please contact Renaissance Community Partners as soon as possible.
480-813-6788 480-545-6196 Fax

Date	Description	Amount	Balance
07/30/2008	Legal Fees Associated with account	22.50	22.50
08/19/2008	CC&R Violation Fines-Weeds	50.00	72.50
09/24/2008	CC& R Violation Fines-Weeds	50.00	122.50
10/01/2008	Quarterly Homeowners Association Assessments	225.00	347.50
10/30/2008	Late Fee (Assessments must be received within 15 days of due date)	22.50	370.00
01/01/2009	Quarterly Homeowners Association Assessments	250.00	620.00
01/06/2009	CC&R Violation Fines	100.00	720.00
01/30/2009	Late Fee (Assessments must be received within 15 days of due date)	25.00	745.00
02/19/2009	CC&R Violation Fines-Weeds	100.00	845.00
03/26/2009	Self help lot clean up	75.00	920.00
04/01/2009	Quarterly Homeowners Association Assessments	250.00	1,170.00
04/30/2009	Late Fee (Assessments must be received within 15 days of due date)	25.00	1,195.00
07/01/2009	Quarterly Homeowners Association Assessments	250.00	1,445.00
07/20/2009	Late Fee (Assessments must be received within 15 days of due date)	25.00	1,470.00
08/21/2009	Fee for Demand Notice Processing	50.00	1,520.00
08/23/2009	Amount Due		1,520.00

Amount Due

\$1,520.00

Property Address

18662 E CARDINAL WY

For questions, please contact Renaissance at 480-813-6788, fax 480-545-6196

www.cortinaha.com

CORTINA Homeowners Association

633 E Ray Road Suite 122 Gilbert, AZ 85296
480-813-6788 480-545-6196 Fax

January 13, 2010

U.S. Bankruptcy Court, Middle District of Florida
300 North Hogan Street
Jacksonville, FL 32202

RE: Case No. 3:09-bk-0747-JAF Taylor Bean & Whitaker Mortgage Corp. Chapter 11
Bankruptcy

Dear U.S. Bankruptcy Court, Middle District of Florida:

This is a letter of objection to the Chapter 11 filing Case No. 3:09-bk-0747-JAF for Taylor Bean & Whitaker Mortgage Corp.

Please be aware, in the State of Arizona, homeowner association fees are considered a personal debt and are therefore collectible.

Cortina Homeowners Association is not listed as a creditor and was not properly noticed. Therefore, a proof of claim was not filed. Please accept the attached proof of claim.

We are also requesting to be added to the master mailing list.

Sincerely,



Kevin Bishop
Agent-Cortina Homeowners Association

cc: Taylor Bean & Whitaker Mortgage Corp.
BMC Group, Inc
Lot File

www.cortinaho.com
480-813-6788

