

Fill in this information to identify the case:

Debtor 1 TAYLOR BEAN & WHITAKER MORTGAGE CORP

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: MIDDLE District of FLORIDA  
(State)

Case number 3:09-bk-07047-JAF (11)

RECEIVED

MAR 18 2016

BMC GROUP

ADMINISTRATIVE CLAIM

Official Form 410

Proof of Claim

12/15

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached 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. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?	<u>LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR</u> Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor _____	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent?  Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? <u>LOS ANGELES COUNTY TREASURER &amp; TAX COLLECTOR</u> Name <u>PO BOX 54110</u> Number Street <u>LOS ANGELES CA 90054-0110</u> City State ZIP Code Contact phone <u>(213) 974-7803</u> Contact email <u>bankruptcy@ttc.lacounty.gov</u>	Where should payments to the creditor be sent? (if different) Name _____ Number Street _____ City State ZIP Code _____ Contact phone _____ Contact email _____
Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____		
4. Does this claim amend one already filed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Claim number on court claims registry (if known) <u>3502</u>	
		Filed on <u>01/13/2012</u> MM / DD / YYYY
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	

**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

6. Do you have any number you use to identify the debtor? ☐ No  
☒ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 2 0 1 1

7. How much is the claim? \$ 41,310.17 Does this amount include interest or other charges?  
☐ No  
☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.  
Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).  
Limit disclosing information that is entitled to privacy, such as health care information.

PROPERTY TAXES AND ESTIMATED TAXES

9. Is all or part of the claim secured? ☐ No  
☒ Yes. The claim is secured by a lien on property.

**Nature of property:**

- ☒ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.

☐ Motor vehicle

☐ Other. Describe: \_\_\_\_\_

**Basis for perfection:**

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

Value of property: \$ 362,051.00

Amount of the claim that is secured: \$ 41,310.17

Amount of the claim that is unsecured: \$ \_\_\_\_\_ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: \$ \_\_\_\_\_

Annual Interest Rate (when case was filed) 18 %

☒ Fixed

☐ Variable

10. Is this claim based on a lease? ☒ No

☐ Yes. Amount necessary to cure any default as of the date of the petition. \$ \_\_\_\_\_

11. Is this claim subject to a right of setoff? ☒ No

☐ Yes. Identify the property: \_\_\_\_\_



**12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?**

☒ No

☐ Yes. Check all that apply:

**Amount entitled to priority**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

\$ \_\_\_\_\_

☐ Up to \$2,775\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ \_\_\_\_\_

☐ Wages, salaries, or commissions (up to \$12,475\*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ \_\_\_\_\_

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ \_\_\_\_\_

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ \_\_\_\_\_

☐ Other. Specify subsection of 11 U.S.C. § 507(a)( ) that applies.

\$ \_\_\_\_\_

\* Amounts are subject to adjustment on 4/01/16 and every 3 years after that for cases begun on or after the date of adjustment.

**Part 3: Sign Below**

**The person completing this proof of claim must sign and date it. FRBP 9011(b).**

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

**A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.**

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 03/16/2016  
MM / DD / YYYY

☐ Oscar Estrada  
Signature

**Print the name of the person who is completing and signing this claim:**

Name	OSCAR	ESTRADA	
	First name	Middle name	Last name
Title	TAX SERVICES SPECIALIST		
Company	LOS ANGELES COUNTY		
	Identify the corporate servicer as the company if the authorized agent is a servicer.		
Address	PO BOX 54110		
	Number	Street	
	LOS ANGELES	CA	90054-0110
	City	State	ZIP Code
Contact phone	(213) 974-7803	Email	bankruptcy@ttc.lacounty.gov





## DECLARATION OF SERVICE OF MAIL

STATE OF CALIFORNIA, County of Los Angeles:

**Oscar Estrada** states: I am and at all times herein mentioned have been a citizen of the United States and a resident of the County of Los Angeles, over the age of eighteen years and not a party to nor interested in the within action; that my business address is 130 Kenneth Hahn Hall of Administration, City of Los Angeles, County of Los Angeles, State of California; that I am readily familiar with the business practice of the Los Angeles County Treasurer and Tax Collector for collection and processing of correspondence for mailing with the United States Postal Service; and that the correspondence would be deposited within the United States Postal Service that same day in the ordinary course of business;

That on the **16<sup>th</sup> day of March, 2016**, I served the attached **PROOF OF CLAIM** upon Interested Party(ies) by depositing copies thereof, enclosed in a sealed envelope and placed for collection and mailing on that date following ordinary business practices in the United States Postal Service, addressed as follows:

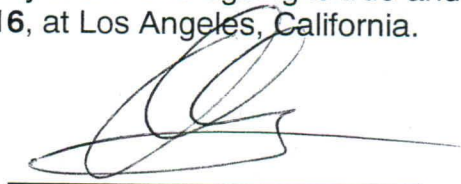
Debtor or Debtor's Attorney

**Edward J Peterson III**  
Stichter Riedel Blain & Postler PA  
110 E Madison St Ste 200  
Tampa FL 33602

Chapter 7 or 13 Standing Attorney

N/A

I declare under penalty of perjury that the foregoing is true and correct.  
Executed this **16<sup>th</sup> day of March, 2016**, at Los Angeles, California.



**Oscar Estrada**



# LOS ANGELES COUNTY TAX COLLECTOR

225 NORTH HILL STREET, LOS ANGELES, CA 90012

## STATEMENT OF PRIOR YEAR TAXES

AS OF 03/16/16

CRT: N#92  
E484767

### PARCEL INFORMATION

ASSESSOR'S ID# **3001 132 040** YRSEQ AIN

FEDERAL HOME LOAN MORTGAGE COR  
1417 N MAGNOLIA AVE  
OCALA FL 34475

### SPECIAL INFORMATION

TAX DEFAULTED IN 2012 FOR UNPAID TAXES OF 2011.

DESCRIPTION  
TR=49016-08 LOT 141

ASSESSOR'S ID NO	YRSEQ	D/O YR	TAX AMOUNT		PENALTY & COST		REDEMPTION PENALTY	TOTAL
			ORIGINAL	BALANCE	ORIGINAL	BALANCE		
3001 132 040	11000	12	4601.05	4601.05	470.10	470.10	3105.70	8176.85
3001 132 040	12000	13	4560.53	4560.53	466.04	466.04	2257.46	7284.03
3001 132 040	13000	14	4582.23	4582.23	468.22	468.22	1443.40	6493.85
3001 132 040	14000	15	5578.41	5578.41	567.84	567.84	753.08	6899.33
TOTAL			19322.22		1972.20		7559.64	28854.06
								REDEMPTION FEE: 15.00
								AMOUNT TO PAY: 28869.06*

\*ADD \$289.83 PENALTY PER MONTH, FROM 04/16, IF NOT PAID BY 04/15/16.

THERE WILL BE A \$50.00 SERVICE CHARGE FOR ANY CHECK RETURNED BY THE BANK.  
KEEP THIS UPPER PORTION OF THE BILL FOR YOUR RECORDS. YOUR CANCELLED CHECK IS YOUR RECEIPT.

DETACH AND MAIL THIS STUB WITH YOUR PAYMENT

STATEMENT OF PRIOR YEAR TAXES

### PLEASE SEE

### REVERSE FOR

### PERTINENT

### INFORMATION

FEDERAL HOME LOAN MORTGAGE COR  
1417 N MAGNOLIA AVE  
OCALA FL 34475

YR SEQ MPBK PGE PCL PK TYPE AK DSEQ  
00 000 3001 132 040 7 1 0 000

TOTAL DUE  
28869.06

INDICATE AMOUNT PAID

MUST BE RECEIVED BY: 04/15/16  
COMP DTE 1603 TAX DEF 2012  
LOAN ID: \_\_\_\_\_

MAKE CHECK PAYABLE TO:

CRT: N#92  
E484767

LOS ANGELES COUNTY TAX COLLECTOR  
P. O. BOX 54088  
LOS ANGELES, CA 90054-0088

3658

000007000330011320406000288690651016041516038





# SUBSTITUTE SECURED PROPERTY TAX BILL

CRT: N#92  
E484767  
JULY 1 2015 TO JUNE 30 2016  
LOS ANGELES COUNTY TAX COLLECTOR  
225 North Hill Street, Los Angeles, CA 90012  
FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [www.lacountypropertytax.com](http://www.lacountypropertytax.com)

3001 132 040  
FEDERAL HOME LOAN MORTGAGE CORP ID#:19 3001 132 040 5 YR:15 SEQ:0003  
1417 N MAGNOLIA AVE  
OCALA FL 34475

SITUS ADDRESS:  
4326 CLUB VISTA DR  
PALMDALE CA 93551-5658

ASSESSOR'S ID. NO.					1ST INSTALLMENT 10% Penalty After	2ND INSTALLMENT 10% Penalty + \$10.00 Cost After	TOTAL TAX Penalties Apply When Shown
Map Book	Page	Parcel	Year	Seq. No.			
3001	132	040	15	000	12 10 15	04 10 16	
					2893 29	2893 28	5786 57
					289 32	00	289 32
					3182 61	2893 28	6075 89
					00	00	00
					3182 61	2893 28	6075 89

ROLL YEAR	CURRENT ASSESSED VALUE	PRIOR ASSESSED VALUE	TAXABLE VALUE
LAND	90002		90002
IMPROVEMENTS	272049		272049
FIXTURES			
AUTH. NO.: 000153 LC		TOTAL	362051
		LESS EXEMPTION	
PRINT DATE: 03 16 16		NET TAXABLE VALUE	362051

ANY RETURNED PAYMENT MAY BE  
SUBJECT TO A FEE UP TO \$50.00.

IN ADDITION TO THIS  
BILL OUR RECORDS  
INDICATE THAT THERE  
ARE OTHER TAXES DUE  
ON THIS PROPERTY

ANNUAL PRIOR DELINQUENCY  
FEDERAL HOME LOAN MORTGAGE CORP  
1417 N MAGNOLIA AVE  
OCALA FL 34475

000153 LC

PAY THIS  
AMOUNT BY: 04 10 16

USE THESE NUMBERS ON ALL PAYMENTS AND CORRESPONDENCE						Pay Key
ASSESSOR'S ID. NO.						
Map Book	Page	Parcel	Year	Seq. No.		
3001	132	040	15	000	2	
2ND INSTALLMENT					INDICATE AMOUNT PAID	
2893 28						

53605

If not paid by  
add penalty and cost 04 10 16

of  
to 2nd Installment 299 32  
MAKE PAYMENT PAYABLE TO:  
Please write the ASSESSOR'S  
ID. NO. on the lower left corner  
of your payment.

for a total of: 3192 60

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

CRT: N#92  
E484767

16515000330011320400000289328000031926060520411

## DETACH AND MAIL THIS STUB WITH 2ND INSTALLMENT PAYMENT

ANNUAL PRIOR DELINQUENCY  
FEDERAL HOME LOAN MORTGAGE CORP  
1417 N MAGNOLIA AVE  
OCALA FL 34475

000153 LC

PAY THIS  
AMOUNT BY: 12 10 15

USE THESE NUMBERS ON ALL PAYMENTS AND CORRESPONDENCE						Pay Key
ASSESSOR'S ID. NO.						
Map Book	Page	Parcel	Year	Seq. No.		
3001	132	040	15	000	1	
1ST INSTALLMENT					INDICATE AMOUNT PAID	
3182 61						

63688

If not paid by  
add penalty  
of  
to 1st Installment

MAKE PAYMENT PAYABLE TO:  
Please write the ASSESSOR'S  
ID. NO. on the lower left corner  
of your payment.

for a total of:

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

CRT: N#92  
E484767

99615000330011320400000318261000031826168819999

## DETACH AND MAIL THIS STUB WITH 1ST INSTALLMENT PAYMENT



## CLAIM ATTACHMENT SHEET

This claim is a secured tax secured by a statutory lien under California state law. This claim is secured under 11 U.S.C. Section 506(b).

This claim is subject to interest under California Revenue and Taxation Code Section 4103, 11 U.S.C. Section 506 (b) and 11 U.S.C. Section 511 as well as costs, fee and attorney fees.

The claim will continue to increase and interest will continue to accrue until it is paid.

Taxes for **2016-2017** in the amount of **\$6,365.22** due to statutory lien date of January 1<sup>st</sup> per the California Revenue and Taxation Code Section 2192. The amount of taxes is to be determined. An Amended claim will be filed once the exact dollar amount is available.

