IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA, PROBATE DIVISION

IN RE: ESTATE OF

File No.: CP10-375

KENNETH W. McLEOD

Division: 55

Deceased.

<u>PETITION FOR ORDER APPROVING ABANDONMENT OF PROPERTIES</u>

Petitioner, Michael I. Goldberg, as Curator of the Estate of Kenneth W. McLeod, respectfully requests this Court authorize the Curator to abandon the Estate's interests in the properties located at 1543 Wentworth Avenue, St. Johns, Florida and 1657 Yachtsman Court, Amelia Island, Florida, and states:

- 1. Kenneth W. McLeod ("Decedent") passed away on June 22, 2010.
- 2. On September 3, 2012, the Petitioner was appointed as Curator for the Estate of Kenneth Wayne McLeod.
- 3. Prior to his passing, the Decedent allegedly perpetrated a Ponzi scheme defrauding approximately \$35 million from nearly 300 victims.
- 4. On June 24, 2012, the United States Securities and Exchange Commission initiated proceedings against F&S Asset Management Group, Inc., Federal Employee Benefits Group, Inc. (hereafter, the "Receivership Entities"), and Decedent, in the United States District Court for the Southern District of Florida under Case No.: 10-22078-cv-Moreno (the "Receivership Court" or "Receivership Proceedings").

- 5. On that same date, the Receivership Court appointed Petitioner as the receiver ("Receiver") for the Receivership Entities (the "Receivership Order"). A copy of the Receivership Order was previously filed with this Court.
- 6. Pursuant the Receivership Order, the Receiver is expressly authorized to take immediate possession of all property, assets and estates of every kind of the Receivership Defendants.
- 7. The Receiver believes that some or all of the funds used to purchase the Wentworth and Yachtsman properties may be traced to funds stolen from the Receivership creditors and are subject to the Receivership Proceedings.
- 8. Notwithstanding the foregoing, Petitioner intends on seeking an order from both this Court and the Receivership Court to abandon an any interest the Estate or Receivership Entities' may have in connection with the Wentworth and Yachtsman properties which are more fully described below.

Wentworth Property

9. On December 3, 2004, Kenneth W. McLeod, and his wife, Susan McLeod (the "McLeod's"), jointly purchased the property located at 1543 Wentworth Avenue, St. Johns, Florida (the "Wentworth Property"). Upon information and belief, the McLeods established the Wentworth Property as their primary residence, and continued to reside there through the date of Decedent's passing.

- 10. The McLeods entered into a mortgage agreement with Countrywide Home Loans, Inc.¹ in connection with the Wentworth Property on December 3, 2004 in the amount of \$1,000,000, more fully described as follows:
 - Lot 2, Julington Terrace, According to the Plat Thereof, as Recorded in Map Book 6, Page 13, of the Public Records of St. Johns County, Florida, Excepting There from Lands Described In Official Records Volume 953, Page 1806, Public Records of St. Johns County, Florida 32559.
- 11. Upon the Decedent's death, the jointly owned Wentworth Property was believed to have been inherited by his wife, Susan McLeod, by operation of law. The Warranty Deed recorded in St. John's County, however, simply reflects that both Mr. and Mrs. McLeod as joint owners, but does not indicate whether the Wentworth Property was owned joint tenants by the entireties or joint tenants in common. Because the McLeods purchased the property together, it is appears they intended to own the property as joint tenants by the entirety. A copy of the recorded Warranty Deed is attached hereto as **Exhibit** "A".
- 12. Based on the foregoing, it does not appear that the Estate has an interest in the Wentworth Property. However, in the unlikely event that the Wentworth Property was owned tenants in common (as opposed to joint tenants by the entirety), the Petitioner has included the Wentworth property in this Petition, in an abundance of caution, so that the Estate can abandon any interest it may have in such property.
- 13. Moreover, it should be noted that on or about December 2, 2010, Susan McLeod conveyed her interest in all real property owned by the McLeod's to the Receiver pursuant to a settlement agreement approved by the Receivership Court on March 8, 2011.

¹ An assignment of the Countrywide Mortgage was made to Deutsche Bank on February 6, 2012.

- 14. On March 29, 2012, Deutsche Bank filed a complaint to foreclose the Wentworth Property in the case styled *Deutsche National Trust Co. v. Susan McLeod, et al.*, Case No.: CA12-0647 (55) pending in the Circuit Court for St. Johns County, Florida (the "Wentworth Foreclosure").²
- 15. According to the Complaint filed in the Wentworth Foreclosure, there is now due and owing the principal sum of \$971,334.01, together with interest that accrued from May 1, 2010 (the "First Mortgage").
- 16. In addition, Kenneth W. McLeod, and his wife, Susan McLeod, entered into an Open-End Mortgage Line of Credit with Wachovia Bank on August 19, 2005 in the amount of \$775,000 in connection with the Wentworth Property (the "Second Mortgage").
- 17. According to Wachovia Bank's Statement of Claim filed in these probate proceedings, as of June 22, 2010, the principal sum of \$783,157.15 plus default interest, is due and owing on the Second Mortgage.
- 18. Accordingly, the total liabilities owed in connection with the Wentworth Property are approximately \$1,754,491.
- 19. The St. Johns County Property Appraiser's 2012 assessed value of the Wentworth Property is \$838,060. A printout from the Property Appraiser's website indicating same is attached hereto as **Exhibit** "B".
- 20. Based on the amounts indebted under the First and Second mortgages, the Wentworth Property is nearly 50 percent under value and therefore should be abandoned. Moreover, the Estate does not have sufficient assets with which to make the monthly mortgage payments.

² The Curator notes that Deutsche National Trust Co. nor any of its predecessors filed a Statement of Claim in the

21. Accordingly, the Petitioner seeks an order from this Court to abandon an interest Decedent may have in the Wentworth Property.

Yachtsman Property

22. Decedent, individually, entered into a Mortgage Agreement with Option One Mortgage Corporation³ on or about February 23, 2006 in the amount of \$640,000. A copy of the recorded Warranty Deed is attached hereto as **Exhibit "C"**. The mortgage covers the following described property located at 1657 Yachtsman Court, Fernandina Beach, Florida 32034:

Lot 127, Golfside At SummerBeach Unit One, According to Plat Thereof Recorded in Plat Book 5, Pages 114, 115, 116, 117 and 118, of the Public Records of Nassau County, Florida.

- 23. On October 1, 2010, a foreclosure action was filed by Deutsche Bank to foreclose the Yachtsman Property in the case styled *Deutsche National Trust Co. v. Kenneth W. McLeod, et al.*, Case No.: 10 CA 872 pending in the Circuit Court in and for Nassau County, Florida (the "Yachtsman Foreclosure").
- 24. As of December 2, 2012, the principal balance owed on the Yachtsman Property was approximately \$621,047.88.
- 25. The Nassau County Property Appraiser's 2012 assessed value of the Yachtsman Property is \$326,416. A printout from the Property Appraiser's website indicating same is attached hereto as Exhibit "D".
- 26. Accordingly, based on the Property Appraiser's assessed value, the Yachtsman Property is under water by \$294,631.88, with nearly fifty percent of the principal balance owed.

probate proceedings.

³ In 2008, the Option One Mortgage was acquired by American Home Mortgage Servicing, Inc. An Assignment of the American Home Mortgage appears to have been made to Deutsche Bank.

27. Based on the foregoing, and the fact that the estate does not have sufficient assets

with which to make the monthly mortgage payments, the Petitioner seeks an order from this

Court abandoning the Decedent's interest in the Yachtsman Property.

28. While the Curator believes he is authorized to abandon the Wentworth and

Yachtsman properties pursuant to his appointment as receiver in the Receivership Action, he is

also seeking the Probate Court's approval in an abundance of caution.

29. In any event, the Curator believes it is in the best interest of both the Probate and

Receivership estates to abandon these properties as there is no benefit to maintain such properties

based on the amounts owed and the assessed fair values of each property.

WHEREFORE, Petitioner, as Curator of the Estate of Kenneth Wayne McLeod, requests

and Order authorizing him to abandon the properties located at 1543 Wentworth Avenue, St.

Johns, Florida and 1657 Yachtsman Court, Amelia Island, Florida.

Under Penalties of perjury, I declare that I have read the foregoing and the facts alleged are

true to the best of my knowledge and belief.

Signed on February 21, 2013.

Jeffrey M. Gad

Florida Bar No. 186317

Akerman Senterfitt

Attorneys for Michael I. Goldberg, Petitioner

401 E. Jackson Street, Suite 1700

Tampa, Florida 33602

Telephone: (813) 223-7333

Facsimile: (813) 223-2837

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21 day of February, 2013, the foregoing was furnished by U.S. Mail to Susan Marie McLeod, Malorie Renea McLeod, Daniel Wayne McLeod, Cody Ethan McLeod, Ryan Austin McLeod, and Anna Marie Kelani McLeod, at their respective last known addresses.

I FURTHER CERTIFY that on this 21 day of February, 2013, the foregoing was posted on www.febginfo.com for inspection, and mailed to the following creditors of the Estate:

Bank of America Estate Dept. 1000 Samoset Dr. Wilmington, DE 19884

San Jose Country Club 7529 San Jose Blvd Jacksonville, FL 32217

Lisa DiSalle, Esquire c/o San Jose Country Club Rolfe & Lobello, P.A. P.O. Box 40546 Jacksonville, FL 32203-0546

Summer Beach II Community Assn. PO Box 1987 Yulee, FL 32041

Wells Fargo Bank, N.A. Attn: Denise E. Lea Mac Z0307-090 100 South Ashley Dr, Ste 830 Tampa, FL 33602

James H. Cummings, Esq. Counsel to Wells Fargo Bank, N.A. Smith, Gambrell & Russell, LLP 50 N. Laura Street, Ste. 2600 Jacksonville, Florida 32202 Email: jeummings@sgrlaw.com

Jeffrey M. Gad. Esq

Stewart Title

THIS INSTRUMENT PREPARED BY: Bartlett & Deal, P.A. - Mandarin Office Blake F. Deal, III 3121 Venture Place, Suite 4 Jacksonville, FL 32257

RECORD AND RETURN TO: Kenneth W. McLeod 1543 Wentworth Avenue Jacksonville, Florida 32259

RE PARCEL ID # 004040 - 0000

— CORPORATE WARRANTY DEED

THIS INDENTURE made this 3rd day of December, 2004 by Cordele Builders, Inc., a Florida corporation, hereinafter referred to as Grantor, whether one or more and whose address is 200 Business Park Circle, Suite 101, St. Augustine, FL 32095, to Kesmeth W. McLeod and Susan McLeod, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is 1543 Wentworth Avenue, Jacksonville, Florida 32259

(Wherever used herein the term "granter" and "grantes" isolute all the parties to this instrument and the heirs, logal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee the following described land situate, lying and being in the County of St. Johns, State of Florida to wit:

Lot 2, JULINGTON TERRACE according to plat thereof as recorded in Map Book 6, page 13, of the public records of St. Johns County, Florida. Excepting therefrom lands described in Official Records Volume 953, page 1806, public records of St. Johns County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2003.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

CORDELE BUILDERS, INC., a Florida Corporation

Witness Signature
LORANNE R. SABATO

Witness Printed Name

Witness Signature

Witness Signature

Witness Signature

Deminique R. ROBERTS

Witness Printed Name

STATE OF Florida COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Patrick T. Murphy, Vice President of Cordele Builders, Inc. He is personally known to me.

Notar Public, County and State Aforensist

Notary Printed Signature

My commission expires:

LOSANE R. SARATO
Motory Public-State of Florida
Ney Commission Expires Aug. 10, 2008
Commission # D0337982

Exhibit

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EXHIBIT "B"

This Warranty Deed 8K 0 785 PG | 544 178 25 19971 OFFICIAL RECORDS Made this 24th day of February A.D. 19 97 by James H. Bearson, a single han hereinafter called the granter, to K. WAYNE MOLEOD, A SINGLE HAN œ whose post affice address is 1687 VACRESHAN COURT FERNANDINA BHAGE, FLORIDA 32034 Grantees' Tax 14 # 1 berchafter railed the grantee: (Whenever such havein the term "granter" and "granter" include all the parties in this instrument and the heirs, [agal representatives and usalges of individuals, and the functions and unique of corporations] Witnessells, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, comeye and confirms unto the grantee, all that certain land situate in MASSAU County, Florida, viza LOT 127, GOLYGIDE AT SUMMERBEACH, UNIT ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT HOOK S, PAGES 114, 115, 116, 117 AND 119, OF THE PUBLIC RECORDS OF WASSAU COUNTY, PLORIDA. SUBJECT TO covenants, restrictions, easements of record and taxos for the current year. FLORIDA TAMP TAP THE THE THE TAMP TAP 000 · 2 Parcel Identification Number: 00-88-10-085%-0127-0000 Together with all the innements, hereditaments and appurtenances thereto belonging or in anywas apportaining. To Have and to Hold, the same in fee simple forever. And the granter bereby covenants with said grantes that the granter is lawfelly seized of said land in fee simple; that the granter has good right and invited authority to sell and convey said land; that the granter hereby fully warrants the fitte to said fand and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes secruing subsequent to December 31, 19 97 In Witness Whereof, the said granter has signed and sealed these presents the day and year first above willen. Streed, sealed and delivered in pur presence: 13 TANKE M. PHAREON ANDREA F. LENKON 13 Struck Wichailia Terret St. Co. 3.4 **133 1 10 13** Piled a pecopoco de public pe Recurus el maisau eduni cel Record yelleri 9703849 97 FEB 26 PH 1: 01 State of Plorida Consty of Nassau The foregoing instrument was acknowledged before me this 24th day of Waltz war in the 10 the JAMES M. PEARSON, A SINGLE HAM as identification. who is personally known to me or who has produced personally known

RECORD & RETURN TO: Newton & Almand 317 Centre Street Suite 201 Pernandina Beach, Florida 32034 File No:FB0142

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EXHIBIT

11.0

WD-1

NASSAU

A. Michael Hickox, Cert.Res.RD1941 Nassau County Property Appraiser

NASSAU HOME

RECENT SALES IN THIS AREA

RETURN TO MAIN SEARCH PAGE

OWNER NAME

MCLEOD K WAYNE

TAX DISTRICT

UNINCORPORATED ISLAND (DISTRICT 5)

MAILING ADDRESS

1543 WENTWORTH AVENUE

PARCEL NUMBER

00-SB-30-065A-0127-0000

TOTAL MILLAGE

15.2905

PROPERTY USAGE

PARCEL MAP RECORD

SINGLE FAMILY

JACKSONVILLE, FL 32259 1657 YACHTSMAN CT

DEED ACRES

LOCATION ADDRESS

FERNANDINA BEACH 32034

HOMESTEAD

MAP THIS PARCEL

SHORT LEGAL

LOT 127 IN OR 785/1544 GOLFSIDE AT SUMMER

BEACH #1 PB 5/114-118

TAX COLLECTOR SEARCH

NASSAU TAX COLLECTOR LINK

RECORD CARD

LINK TO 2012 PROPERTY RECORD CARD (PDF)

	2012 CERTIFIED VALUES
JUST VALUE OF LAND	\$127,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$192,520
TOTAL MISC VALUE	\$6,396
JUST OR CLASSIFED TOTAL VALUE	\$326,416
ASSESSED VALUE	\$326,416
EXEMPT VALUE	\$0
TAXABLE VALUE	\$326,416

Land Information

LAND USE	LANDUNITS	LAND UNIT TYPE	SEC-TWI-RNG .
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Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	. ACTUAL YEAR BUILT	BUALDING SKETCH
SFR RESORT	3,801	2,815	3	2,25	AVERAGE	FACE BRICK	AIR DUCTED	FORCED AIR		SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-1-8G-GD	0 X O	1	1990
FP-1-9G-GD	0 X O	1,429	1990
BRICK	0 X 0	124	1990
CONCRETE A	23 X 9	207	1991

Sales Information

SALE DATE	BOOK / PAGE	BOOK/PAGE	PRICE	MSTRUMENT	QUALIFICATION	INPROVED? (AT TIME OF SALE)	GRANTOR	: GRANTĒE
02/26/1997	785/1544	785/1544	\$198,200	WD	Q	Y	PEARSON JAMES M	MGLEOD K WAYNE
06/01/1989	571/875	571/675	\$43,000	αW	U	N	FONA BEACH REALTY	PEARSON JAMES M
61/05/1989	560/575	560/575	\$140,000	WD	Ų	N	SB AMENITIES VENTRE	FDNA BEACH REALTY