

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE: § CHAPTER 7
§
JAMAL LAFITTE LEWIS, § CASE NO. 12-58938-PWB
§
§
Debtor. §

**TRUSTEE’S REPORT OF SALE OF RESIDENTIAL
REAL PROPERTY KNOWN AS
7252 VILLAGE CREEK TRACE
SANDY SPRINGS, FULTON COUNTY, GEORGIA**

Pursuant to the Order of this Court entered on May 30, 2014 (Doc. No. 252), the sale of the Trustee’s right, title, and interest, in, to, and under the property and improvements thereon known as 7252 Village Creek Trace, Sandy Springs, Georgia 30328, to Eddretta Dorsey, was closed on or about June 12, 2014 for \$305,000.00. The closing statement for the sale (absent personal identifiers) is attached hereto as Exhibit “A.”

This 17th day of June, 2014.

/s/ Cathy L. Scarver
CATHY L. SCARVER, as Ch. 7
Trustee for the Bankruptcy Estate of
Jamal Lafitte Lewis.

P.O. Box 672587
Marietta, Georgia 30006
Phone: 404-551-5142
Fax: 404-806-9652
Email: trustee scarver@bellsouth.net



A. Settlement Statement (HUD-1)

B. Type of Loan				6. File Number		7. Loan Number		8. Mortgage Insurance Case Number	
1. <input type="checkbox"/> FHA		2. <input type="checkbox"/> RHS		01401		2224853991			
4. <input type="checkbox"/> VA		5. <input type="checkbox"/> Conv. Ins.							
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.									
D. Name and Address of Borrower			E. Name and Address of Seller			F. Name and Address of Lender			
EDDRETTA R. DORSEY 7252 VILLAGE CREEK TRACE SANDY SPRINGS, GA 30328			Cathy L. Scarver, as Trustee for the Chapter 7 Bankruptcy Estate of Jamal Lafitte Lewis P.O. BOX 672587 MARIETTA, GA 30006			ASSOCIATED CREDIT UNION 6251 CROOKED CREEK ROAD NORCROSS, GA 30092-3107			
G. Property Location					H. Settlement Agent				
7252 VILLAGE CREEK TRACE SANDY SPRINGS, GA 30328					BASKIN & ASSOCIATES, LLC, ATTORNEYS				
					Place of Settlement			I. Settlement Date	
					SUITE 190, 1979 LAKESIDE PARKWAY TUCKER, GA 30084			06/12/14	
J. SUMMARY OF BORROWER'S TRANSACTION:					K. SUMMARY OF SELLER'S TRANSACTION:				
100. GROSS AMOUNT DUE FROM BORROWER					400. GROSS AMOUNT DUE TO SELLER				
101. Contract sales price		305,000.00			401. Contract sales price		305,000.00		
102. Personal property					402. Personal property				
103. Settlement charges to borrower (line 1400)		15,773.83			403.				
104.					404.				
105. JULY HOA ASSESSMENT		225.00			405.				
Adjustments for items paid by seller in advance					Adjustments for items paid by seller in advance				
106. City/town taxes		to			406. City/town taxes		to		
107. County taxes		to			407. County taxes		to		
108. Assessments		to			408. Assessments		to		
109. HOA PROCESSING FEE		150.00			409.				
110. HOA COLLECTION PROCESSING FEE		150.00			410.				
111.					411.				
112.					412.				
120. GROSS AMOUNT DUE FROM BORROWER		321,298.83			420. GROSS AMOUNT DUE TO SELLER		305,000.00		
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER					500. REDUCTIONS IN AMOUNT TO SELLER				
201. Deposit or earnest money		15,000.00			501. Excess Deposit (see instructions)		15,000.00		
202. Principal amount of new loan(s)		289,700.00			502. Settlement charges to seller (line 1400)		18,435.00		
203. Existing loan(s) taken subject to					503. Existing loans taken subject to				
204.					504. Payoff of first mortgage loan				
205. APPLICATION FEE REFUND		75.00			505. Payoff of second mortgage loan				
ASSOCIATED C. U.									
206.					506. HOMEOWNER'S ASSOCIATION DELINQUENT DUES		7,425.00		
207.					507. SPECIFIC ASSESSMENTS WATER/SEWER		522.61		
208.					508.				
209.					509.				
Adjustments for items unpaid by seller					Adjustments for items unpaid by seller				
210. City/town taxes		01/01 to 06/12		216.43	510. City/town taxes		01/01 to 06/12		216.43
211. County taxes		01/01 to 06/12		1,332.75	511. County taxes		01/01 to 06/12		1,332.75
212. Assessments		to			512. Assessments		to		
213.					513.				
214. REPAIR DAMAGE TO DRYWALL IN GARAGE				100.00	514. REPAIR DAMAGE TO DRYWALL IN GARAGE				100.00
215.					515.				
216.					516.				
217.					517.				
218.					518.				
219.					519.				
220. TOTAL PAID BY / FOR BORROWER		306,424.18			520. TOTAL REDUCTION AMOUNT DUE SELLER		43,031.79		
300. CASH AT SETTLEMENT FROM OR TO BORROWER					600. CASH AT SETTLEMENT TO OR FROM SELLER				
301. Gross amount due from borrower (line 120)		321,298.83			601. Gross amount due to seller (line 420)		305,000.00		
302. Less amounts paid by/for borrower (line 220)		306,424.18			602. Less reduction amount due to seller (line 520)		43,031.79		
303. CASH		FROM		BORROWER	603. CASH		TO		SELLER
				14,874.65					261,968.21

Exhibit "A"

L. SETTLEMENT CHARGES:		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. Total Real Estate Broker Fees	18,300.00		
Division of commission (line 700) as follows:			
701. \$ 9,150.00 to WEBB SOLAR REALTY, LLC			
702. \$ 9,150.00 to HARRY NORMAN REALTORS			
703. Commission paid at Settlement			18,300.00
704.			
705.			
800. Items Payable in Connection with Loan		P.O.C.	
801. Our origination charge (Includes Origination Point(s) .75% or \$2,172.75)	2,172.75 (from GFE#1)		
802. Your credit or charge (points) for the specific interest rate chosen *** \$	5,794.00 (from GFE#2)		
803. Your adjusted origination charges ASSOCIATED C. U.	(from GFE A)	7,966.75	
804. Appraisal Fee ASSOCIATED C. U.	(from GFE#3) 325.00(B*)		
805. Credit Report ASSOCIATED C. U.	(from GFE#3)	63.00	
806. Tax service	(from GFE#3)		
807. Flood certification ASSOCIATED C. U.	(from GFE#3)	18.00	
808. Real Estate Tracking Fee ASSOCIATED C. U.	(from GFE#3)	159.00	
809.			
810.			
811.			
812.			
813.			
814.			
900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges from 06/12/14 to 07/01/14 @\$ 35.72 /day (from GFE#10)	19 day(s)	678.68	
902. Mortgage Insurance Premium for 2 mos. to ASSOCIATED C. U.	(from GFE#3)	642.16	
903. Homeowner's insurance for to CONDO	(from GFE#11)	489.00	
904. HO6 CONDO POLICY AMERICAN BANKERS INSURANCE C \$	489.00 (from GFE#11)		
905.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE#9)	3,179.99	
1002. Hazard Insurance mo. @ \$ per mo. \$			
1003. Mortgage Insurance 0 mo. @ \$ 321.08 per mo. \$			
1004. City property taxes 11 mo. @ \$ 40.39 per mo. \$ 444.29			
1005. County property taxes 11 mo. @ \$ 243.70 per mo. \$ 2,735.70			
1006. Annual Assessments mo. @ \$ per mo. \$			
1007. mo. @ \$ per mo. \$			
1008. mo. @ \$ per mo. \$			
1009. Aggregate Adjustment	\$ 0.00		
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE#4)	1,327.50	
1102. Settlement or closing fee BASKIN & ASSOCIATES, LLC, ATTO \$	325.00 (from GFE#4)		
1103. Owner's title insurance BASKIN & ASSOCIATES, LLC, ATTO	(from GFE#5)	438.75	
1104. Lender's title insurance BASKIN & ASSOCIATES, LLC, ATTO \$	702.50		
1105. Lender's title policy limit 289,700.00 --- 702.50			
1106. Owner's title policy limit 305,000.00 --- 438.75			
1107. Agent's portion of the total title insurance premium BASKIN & ASSOCIATES, LLC, ATTORNEYS \$	798.87		
1108. Underwriter's portion of the total title insurance premium COMMONWEALTH LAND TITLE INSURANCE	342.38		
1109.			
1110.			
1111.			
1112.			
1113.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE#7)	72.00	
1202. Deed \$ 30.00 Mortgage \$ 42.00 Releases \$			
1203. Transfer taxes	(from GFE#8)	315.00	
1204. City/county tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$ 305.00 Mortgage \$			
1206. GA RES FEE ASSOCIATED CREDIT UNION \$	10.00 (from GFE#8)		
1207.			
1208.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE#6)	424.00	
1302. TERMITE LETTER BREDA PEST MANAGEMENT	(from GFE#6) 75.00(B*)		
1303. PLUMBING INSPECTION SANDY LAMBERTH	(from GFE#6)		100.00
1304. CERTIFICATE OF INSURANC CONDOCERTS \$	30.00 (from GFE#6)		
1305. HOME WARRANTY #1040523 FIRST AMERICAN HOME BUYERS P \$	394.00 (from GFE#6)		
1306. FEDEX SELLER'S PROCEED BASKIN & ASSOCIATES, LLC, ATTORNEYS			35.00
1307.			
1308.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		15,773.83	18,435.00

Paid Outside Closing: B* by Borrower
 *** (Includes Discount Point(s) 2% or \$5,794.00)

Exhibit "A"

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	\$ 2,172.75 # 801	2,172.75	2,172.75
Your credit or charge (points) for the specific interest rate chosen	\$ 5,794.00 # 802	5,794.00	5,794.00
Your adjusted origination charges	# 803	7,966.75	7,966.75
Transfer taxes	# 1203	315.00	315.00
State tax/stamps - Deed	\$ 305.00 # 1205		
GA RES FEE	\$ 10.00 # 1206		

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	46.00	72.00
Government recording charges - Deed	\$ 30.00 # 1202		
Government recording charges - Mortgage	\$ 42.00 # 1202		
Required services selected by Lender		1,457.17	1,207.16
Appraisal Fee	\$ 325.00 # 804		
Credit Report	\$ 63.00 # 805		
Flood certification	\$ 18.00 # 807		
Real Estate Tracking Fee	\$ 159.00 # 808		
Mortgage Insurance Premium	\$ 642.16 # 902		
Title services and lender's title insurance	# 1101	1,581.01	1,327.50
Owner's title insurance	\$ 438.75 # 1103	915.00	438.75
Required services that you can shop for	# 1301		424.00
CERTIFICATE OF INSURANCE	\$ 30.00 # 1304		
HOME WARRANTY #10405238401	\$ 394.00 # 1305		
TOTAL		3,999.18	3,469.41
Increase between GFE and HUD-1 Charges		\$ 0.00	or 0.00 %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	2,817.44	3,179.99
Daily interest charges	# 901 \$ 35.72 /day	1,071.60	678.68
Homeowner's Insurance Polic(y/ies)		502.00	489.00
HO6 CONDO POLICY	\$ 489.00 # 904		
Required services selected by Lender			
Title services	# 1101		
Owner's title insurance	# 1103	0.00	
Required services that you can shop for	# 1301	280.00	75.00
TERMITE LETTER	\$ 75.00 # 1302		

Loan Terms

Your initial loan amount is	\$ 289,700.00
Your loan term is	30 years
Your initial interest rate is	4.5 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,786.95 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest -->\$ 1,467.87 <input checked="" type="checkbox"/> Mortgage Insurance -->\$ 321.08
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$ The maximum it can ever rise to is \$
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ 289.09 that results in a total initial monthly amount owed of \$ 2,078.04 . This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes -->\$ 289.09 <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood Insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Exhibit "A"