

Fill in this information to identify the case:

Debtor 1 North Forty Development LLC

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: _____ District of _____

Case number 19-40430

Official Form 410
Proof of Claim

04/19

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? Lonnie Drake Dunnavent
Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor Drake Dunnavent

2. Has this claim been acquired from someone else? No
 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?	Where should payments to the creditor be sent? (if different)
	<u>Drake Dunnavent</u> Name <u>5457 Lori Valley Lane</u> Number Street <u>Fort Worth TX 76244</u> City State ZIP Code Contact phone <u>817-284-8400</u> Contact email <u>drake@dunnaventlaw.com</u>	Name Number Street City State ZIP Code Contact phone _____ Contact email _____

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Uniform claim identifier for electronic payments in chapter 13 (if you use one):

4. Does this claim amend one already filed? No
 Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim? No
 Yes. Who made the earlier filing? _____

- Date Stamped Copy Returned
- No self addressed stamped envelope
- No copy to return



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: _____

7. How much is the claim? \$ 70,000⁰⁰. 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.
Investment in Real Property

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: \$ _____
Amount of the claim that is secured: \$ _____
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) _____ %
 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: _____

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

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

- | | | |
|---|--|------------------------------------|
| <input type="checkbox"/> No | | |
| <input type="checkbox"/> Yes. <i>Check one:</i> | | Amount entitled to priority |
| <input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). | | \$ _____ |
| <input type="checkbox"/> Up to \$3,025* 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"/> Wages, salaries, or commissions (up to \$13,650*) 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). | | \$ _____ |
| <input type="checkbox"/> Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8). | | \$ _____ |
| <input type="checkbox"/> Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5). | | \$ _____ |
| <input type="checkbox"/> Other. Specify subsection of 11 U.S.C. § 507(a)(____) that applies. | | \$ _____ |

* Amounts are subject to adjustment on 4/01/22 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 08/06/2019
MM / DD / YYYY

/s/ Drake Dunnavent
Signature

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

Name Lonnie Drake Dunnavent
First name Middle name Last name

Title _____

Company _____
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 5457 Lori Valley Lane
Number Street
Fort Worth TX 76053
City State ZIP Code

Contact phone 817-284-8400 Email drake@dunnaventlaw.com

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KURTZBANCANSONCONSULTANTS

DRAKE DUNNAVENT, P.C.

Attorney and Counselor at Law

700 N.E. Loop 820
Suite 214
Hurst, TX 76053

dunnaventlaw.com
email: drake@dunnaventlaw.com

Tel 817-284-8400
Fax 817-589-2707

August 28, 2019

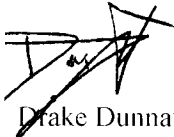
CFO Claims Processing Center
c/o KCC
222 N. Pacific Coast Highway Suite 300
El Segundo, CA 90245

Re: **Cause No. 19-40430**
via certified mail return receipt: 7019 0140 0000 4999 0342

To Whom It May Concern:

Please find enclosed my Official Form 410, Proof of Claim. If there is any additional information that is required, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Drake Dunnavent", written over a horizontal line.

Drake Dunnavent

ACCOUNT SUMMARY **2 Outstanding Invoices**

ACCOUNT NO	[REDACTED]		DISTRIBUTIONS	GROSS	TAX WITHLD	NET DISTR
NAME	LONNIE DRAKE DUNNAVENT SEP		?	DISTR		
TYPE	IRA		2018	\$0.00	\$0.00	\$0.00
DATE OPENED	SEP IRA 03/30/2016		2019	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS	EMPLOYEE	EMPLOYER				
2018	\$0.00	\$0.00				
2019	\$0.00	\$0.00				

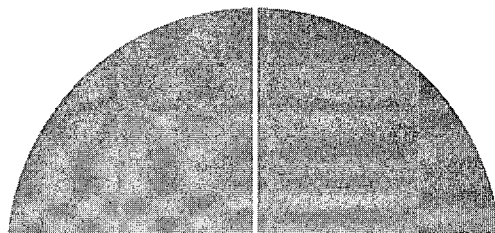
ASSETS

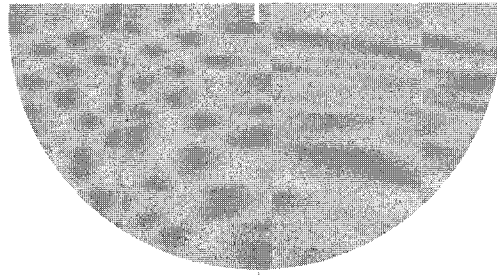
INVESTMENT TYPE	MARKET VALUE
LOANS & NOTES RECEIVABLE	\$70,000.00
CASH	\$0.00
TOTAL	\$70,000.00

LIABILITIES


TYPE	LIABILITY VALUE
TOTAL	\$0.00

ASSET ALLOCATION





100.00%

 LOANS & NOTES RECEIVABLE  CASH

ACCOUNT SUMMARY

ACCOUNT NO	[REDACTED]
NAME	LONNIE DRAKE DUNNAVENT SEP IRA
TYPE	SEP IRA

SHOWING LAST 20 TRANSACTIONS IN YOUR ACCOUNT

DATE	TRANSACTION #	TRANSACTION DESCRIPTION	AMOUNT	ASSET SHARES (CHANGE)
APRIL 2019				
04/01/2019	21909100533	ANNUAL \$445 FEE PAID FROM ACCOUNT CASH BALANCE ANNUAL FEE (FOR PERIOD OF MAR 30, 2019 - MAR 30, 2020)	- \$55.03	
JUNE 2016				
06/01/2016	00000000001	INTEREST EARNED INTEREST (5/1/2016 - 5/31/2016). AS OF 6/1/2016	+ \$0.01	
MAY 2016				
05/02/2016	21612300473	PURCHASE: PROM NOTE TO NORTH FORTY DEVELOPMENT LLC ASSET ID: PNNORTHFOR61	\$70,000.00	+ 70,000.00
05/01/2016	00000000001	INTEREST EARNED INTEREST (4/1/2016 - 4/30/2016). AS OF 5/1/2016	+ \$0.02	
APRIL 2016				
04/25/2016	21613101428	INCOMING TRANSFER: CHECK DEPOSIT CK#528570	\$70,500.00	+

For the Account of:
LONNIE DRAKE DUNNAVENT SEP IRA
Account Number: [REDACTED]

Date: JANUARY 1, 2016 THROUGH DECEMBER 31, 2016



8880 W Sunset Road Ste 250
Las Vegas, NV 89148
Customer Service: 1.888.855.9856

LONNIE DRAKE DUNNAVENT
5457 LORI VALLEY LANE
FORT WORTH, TX 76244

For the Account of:
LONNIE DRAKE DUNNAVENT SEP IRA
 Account Number: [REDACTED]

Date: **JANUARY 1, 2016 THROUGH DECEMBER 31, 2016**



8880 W Sunset Road Ste 250
 Las Vegas, NV 89148
 Customer Service: 1.888.855.9856

Portfolio Review

Shares	Description	Estimated Unit Price	Cost	Market Value	Total Assets %
	Cash		\$0.00	\$0.00	0.00
	Total Cash		\$0.00	\$0.00	0.00
	CASH & EQUIVALENTS				
	INTEREST BEARING ACCT.-OWN INS				
500.0300	CASH IN BANK (CITIZENS)	\$1.00	\$500.03	\$500.03	0.71
	Total INTEREST BEARING ACCT.-OWN INS		\$500.03	\$500.03	0.71
	Total CASH & EQUIVALENTS		\$500.03	\$500.03	0.71
	OTHER				
	LOANS & NOTES RECEIVABLE				
70,000.0000	PROM NOTE TO NORTH FORTY DEVELOPMENT LLC (PNNORTHFOR61)	\$1.00	\$70,000.00	\$70,000.00	99.29
	Total LOANS & NOTES RECEIVABLE		\$70,000.00	\$70,000.00	99.29
	Total OTHER		\$70,000.00	\$70,000.00	99.29
	Total Investments		\$70,500.03	\$70,500.03	100.00



For the Account of:
LONNIE DRAKE DUNNAVENT SEP IRA
 Account Number: [REDACTED]

Date: **JANUARY 1, 2016 THROUGH DECEMBER 31, 2016**



8880 W Sunset Road Ste 250
 Las Vegas, NV 89148
 Customer Service: 1.888.855.9856

Transaction Detail

Date	Description	Income Cash	Principal Cash	Investment Cost Basis
	BEGINNING BALANCES			
	Net Money Market Buys and Sells	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
	Income and Other Receipts			
	Interest			
05/02/2016	Credit Interest CASH IN BANK CITIZENS BUSINESS BANK SWEEP Interest (4/1/2016 - 4/30/2016). As of 5/1/2016	\$0.00	\$0.02	\$0.02
06/01/2016	Credit Interest CASH IN BANK CITIZENS BUSINESS BANK SWEEP Interest (5/1/2016 - 5/31/2016). As of 6/1/2016	\$0.00	\$0.01	\$0.01
	Total Interest	\$0.00	\$0.03	\$0.03
	Other Receipts of Cash			
04/25/2016	Check Deposit Ck#528570 TRANSFER	\$0.00	\$70,500.00	\$70,500.00
	Total Other Receipts of Cash	\$0.00	\$70,500.00	\$70,500.00
	Total Income and Other Receipts	\$0.00	\$70,500.03	\$70,500.03
	Expenses and Other Disbursements			
	Administrative Fees			
03/31/2016	Fee Invoice Paid Amount : -445.00	\$0.00	\$0.00	-\$445.00
03/31/2016	Fee Invoice Paid Amount : -50.00	\$0.00	\$0.00	-\$50.00
03/31/2016	Fee Invoice Paid Amount : -50.00	\$0.00	\$0.00	-\$50.00
04/05/2016	Fee Invoice Paid Amount : -25.00	\$0.00	\$0.00	-\$25.00
	Total Administrative Fees	\$0.00	\$0.00	-\$570.00
	Other Disbursements of Cash			

ACCOUNT SUMMARY

ACCOUNT NO [REDACTED]
 NAME LONNIE DRAKE DUNNAVENT SEP IRA
 TYPE SEP IRA

PNNORTHFOR61
 PROM NOTE TO NORTH FORTY DEVELOPMENT LLC

SHOWING LAST 20 TRANSACTIONS IN YOUR ACCOUNT

DATE	TRANSACTION #	TRANSACTION DESCRIPTION	AMOUNT	ASSET SHARES (CHANGE)
MAY 2016				
05/02/2016		PURCHASE: PROM NOTE TO NORTH FORTY DEVELOPMENT LLC	- \$70,000.00 + 70,000.00	
		ASSET ID: PNNORTHFOR61		