

(B) Gulf Coast Title Co., Inc.
111 N Main Street
Brooksville, FL 34601
(352) 796-9416
17064627

INSTR #2017042562 BK: 3492 PG: 68 Page 1 of 9
FILED & RECORDED 7/27/2017 10:38 AM TLM Deputy Clk
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court
Rec Fees: \$78.00 Mtg Stamp: \$44.10

- 1 HERNANDO COUNTY
- 2 HOUSING AUTHORITY
- 3 1661 Blaise Drive
- 4 BROOKSVILLE, FL 34601

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SECOND MORTGAGE UNDER HERNANDO COUNTY, FLORIDA HOMEOWNERSHIP PROGRAM DOWN PAYMENT ASSISTANCE PROGRAM

11 This is a Mortgage where the Balance is due at the time the home is sold, transferred, foreclosed upon or ceases
12 to be the borrower/recipient's primary residence, which ever may occur first. After thirty (30) years, if the
13 borrower/recipient continues to live in the unit the loan is forgiven.

14
15 THIS SECOND MORTGAGE is made this 21st day of July, 2017, between the Mortgagor,
16 Dru D. Tschoepe & Amy N. Lynn, (an unmarried couple), (herein the "Borrower") and the Mortgagee, Hernando
17 County, a political sub-division of the State of Florida whose address is 20 North Main Street, Brooksville, FL 34601-
18 2800 (herein the "County").

19 WHEREAS, the Borrower has applied for a loan under the County's Down Payment Assistance Program for
20 the purchase of the Property (as defined herein), which Mortgage Loan shall be secured by a first mortgage lien (the
21 "First Mortgage") in favor of Patriot Lending Services, Inc., it's successors and/or assigns as their interests may
22 appear. The Borrower has applied to the County for a Down Payment Assistance Loan in the amount Twelve
23 Thousand Five Hundred Twenty Four Dollars and 00/100 (\$12,524.00) (the "Loan"). The Borrower, along with
24 his/her/their family, intends to reside as a household in the Property (as defined herein), which Property is a single-
25 family residence. The Borrower's total family income at the time of its application for the Loan is less than Eighty
26 Percent (80%) of Hernando County's median family income. The Borrower is eligible to participate in the County's
27 Down Payment Assistance Program, and the County has agreed to extend and has extended a loan to the Borrower
28 pursuant to said program; and

29 WHEREAS, the Borrower is indebted to the County in the principal amount of Twelve Thousand Five
30 Hundred Twenty Four Dollars and 00/100 (\$12,524.00), which indebtedness is evidenced by the Borrower's
31 Promissory Note dated July 21, 2017, and extensions, additions, fees and renewals dated thereof (herein "Note"),
32 providing for payment of the principal indebtedness. If not sooner paid, the Note is due and payable on the sale of the
33 property or when it is no longer the Borrower's primary residence.

34 TO SECURE to the County the repayment of the indebtedness evidenced by the Note; the payment of all other
35 sums, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants
36 and agreements of the Borrower herein contained, the Borrower does hereby mortgage, grant and convey to the County
37 the following described property located in the County of Hernando, State of Florida:

38
39 The portion of the West 85.00 feet of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 21,
40 Township 22 South, Range 19 East, Hernando County, Florida, lying along and 118.70 feet North of the
41 northerly right-of-way line of Old State Road No. 50 (Fort Dade Avenue).

42
43 which has an address of 19187 Fort Dade Avenue, Brooksville,
44 (Street) (City)
45 Florida 34601 (herein the "Property Address"); Key #00353726
46 (Zip Code)

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