

Record and Return to:

Marion County Community Services Department
2710 E. Silver Springs Blvd.
Ocala, FL 34470

This Document Prepared By:

Marion County Community Services Department
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Property Appraiser's Parcel ID No.: 07393-002-00

FOURTH MODIFICATION AGREEMENT

THIS FOURTH MODIFICATION AGREEMENT is entered into on February 12, 2025 by and between Willie Mae Scott, (hereinafter "Borrower") and Marion County, a Political Subdivision of the State of Florida (herein "Lender"), organized and existing under the laws of the State of Florida whose address is 601 SE 25th Ave. Ocala, FL 34471 with reference to the following facts:

1. Borrower has executed a Promissory Note (the "Note") in favor of the lender in the original principal sum of \$66,427.28 dated February 15, 2002, which is secured by a Mortgage (the "Mortgage") of even date, recorded on February 20, 2002, BOOK 03112, PG 0412 in the official records of Marion County, Florida.
2. Borrower has executed a Modification in favor of the lender in the principal sum of \$69,691.20 dated October 18, 2002, and recorded on July 17, 2003, BOOK 03468, PG 0318 in the official records of Marion County, Florida.
3. Borrower has executed a Second Modification in favor of the lender in the principal sum of \$69,691.20 dated January 16, 2004, and recorded on January 30, 2004, BOOK 03630, PGS 1805 in the official records of Marion County, Florida.
4. Borrower has executed a Third Modification in favor of the lender in the principal sum of \$71,007.20 dated January 9, 2006, and recorded on January 13, 2006, BOOK 04307, PGS 1270-1271 in the official records of Marion County, Florida.

WHEREAS, the Borrower has requested the Lender to further modify certain terms of the Note and Mortgage, to allow the Borrower to assume all the obligations of the Note and Mortgage, and

WHEREAS, the Lender is agreeable to the terms of the requested Second Modification of Mortgage and Note, and

WHEREAS, the parties desire to restate the modified terms of said loan so that there will be no misunderstanding of the matter,

NOW THEREFORE, in consideration of the mutual promises of the parties hereto, and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Effective February 18, 2025.
2. The intent of the parties hereto is that the Note and Mortgage be further modified only to the extent provided hereby and all other terms and provisions of the Note and Mortgage, shall remain unaltered by this modification.

3. Mortgage will be further modified to remove **Willie Mae Scott, a single woman** from the SHIP Note and Mortgage. **Calvosia Lamar Bradley, a single man and son of Willie Mae Scott**, was awarded the property through an *Order of Summary Administration*, recorded with the Marion County Clerk of Court on December 12, 2024, BOOK 8491, PG 0742 and shall have all rights and duties of Borrower under the Note and Mortgage.
4. A Scriveners error on the Second Modification, page 1, incorrectly calculated the terms of 420 months instead of 360 months, as the balance of the indebtedness is due and payable on March 1, 2032.
5. A Scriveners error on the Second Modification, on page 1, incorrectly stated the original principal amount of \$59,675 instead of \$66,427.28 as stated on page 1 of the original Mortgage.
6. A Scriveners error on the Third Modification, on page 1, incorrectly stated the original principal amount of \$59,675 instead of \$66,427.28 as stated on page 1 of the original Mortgage.
7. There are 85 months remaining on the mortgage before it reaches maturity
8. To date, the Borrower has paid a total of \$38,169.51 in required monthly payments, leaving an unpaid balance of \$32,837.69
9. The remaining unpaid balance is to be amortized over the remaining 85 months until maturity, with a monthly payment of \$386.32 for 84 months and one final payment of \$386.81
10. Home insurance and Property Taxes are the responsibility of the Borrower and are not part of the monthly mortgage payments as modified herein
11. The Borrower hereby warrants and covenants that the Mortgage, as further modified herein, is a valid first mortgage lien upon the property and that said Mortgage is superior in lien and dignity to any other lien or encumbrance which may have attached to the property. Borrower further covenants that there have been no intervening liens or encumbrances filed against the borrower or the property since the execution and recording of the Mortgage.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have set their signs and seals on day first mentioned above.

Signed, sealed, and delivered
In the presence of:

Vanessa Tucker
Witness Signature

Vanessa Tucker
Witness Print Name

Helen Urie
Witness Signature

Helen Urie
Witness Print Name

Calvosia Lamar Bradley
Calvosia Lamar Bradley, Signature

Calvosia Bradley
Calvosia Lamar Bradley, Printed Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or
online notarization, this 12th day of February, 2025, by Calvosia Bradley who is/are
personally known to me or has/have produced FLDL as identification and who did not take an oath.

Seal



ABIGAIL GONZALEZ
Notary Public
State of Florida
Comm# HH343182
Expires 12/20/2026

Abigail Gonzalez
Signature - Notary Public (Seal)

Print Name: Abigail Gonzalez
My Commission Expires: 12/20/2026

ATTEST:

MARION COUNTY, a political
subdivision of the State of Florida

Gregory C. Harrell
Clerk of Court

By: _____
Kathy Bryant
Chairman

Date: _____

Date: _____

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Matthew Minter
Matthew Minter
County Attorney