

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0821-35

								0061-55
Part 1: Tax Deed	App	lication Infor	mation					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154			Application date		Aug 17, 2020		
Property description	SEGERS JAMES D & REBECCA E 914 ARTESIAN AVE PENSACOLA, FL 32505 914 ARTESIAN AVE				Certificate #		2018 / 1764	
	04-1654-000 LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59		Date certificate issued		06/01/2018			
Part 2: Certificat	es O	wned by App	licant and	d Filed w	ith Tax Deed	Appli	ication	
Column 1 Certificate Numbe		Columi Date of Certifi	n 2 cate Sale	С	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/1764		06/01/20	018		331.48		16.57	348.05
# 2019/1719		06/01/20	019		337.78		16.89	354.67
							→Part 2: Total*	702.72
Part 3: Other Cer	tifica	ites Redeeme	ed by App	plicant (C	Other than Co	unty)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fee Interest		Total (Column 3 + Column 4 + Column 5)		
# /								
							Part 3: Total*	0.00
Part 4: Tax Colle								
Cost of all certi				n and othe	r certificates red (*7	eeme Total c	d by applicant of Parts 2 + 3 above)	702.72
2. Delinquent taxe			ınt					0.00
3. Current taxes p								0.00
4. Property inform								200.00
5. Tax deed applie			· · · · · · · · · · · · · · · · · · ·					175.00
6. Interest accrue	d by t	ax collector und	er s.197.5	42, F.S. (s	ee Tax Collecto	r Instr	uctions, page 2)	0.00
7.						Tot	tal Paid (Lines 1-6)	1,077.72
certify the above in nave been paid, and	forma	tion is true and the property info	the tax cer ormation st	tificates, ir atement is	nterest, property attached.	inforr	nation report fee, and	d tax collector's fees
Sign here: Condic		Leurs			-	D ate	Escambia, Florida August 25th, 202	
olgna		x Collector or Desig	nee		•			

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Pai	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	21,009.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
		·
Sign I	nere: Date of sale 08/02/2 Signature, Clerk of Court or Designee	2021

instructions + 12.50

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000654

To: Tax Collector of ESCAMBIA COUNTY		_, Florida		
I, TLGFY, LLC CAPITAL ONE PO BOX 54347	, N.A., AS COLLATER			
NEW ORLEANS, LA 7015				
nold the listed tax certificat	e and hereby surrender the	same to the Tax	Collector and make tax deed application thereon	
Account Number	Certificate No.	Date	Legal Description	
04-1654-000	2018/1764	06-01-2018	LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59	
l agree to:				
 pay any current t 	axes, if due and			
 redeem all outsta 	anding tax certificates plus i	nterest not in my p	possession, and	
 pay all delinquen 	t and omitted taxes, plus in	terest covering the	e property.	
 pay all Tax Collect Sheriff's costs, if a 	ctor's fees, property informa applicable.	tion report costs, C	Clerk of the Court costs, charges and fees, and	
Attached is the tax sale ce which are in my possession	rtificate on which this applic n.	ation is based and	l all other certificates of the same legal description	
PO BOX 54347	NE, N.A., AS COLLATER			
NEW ORLEANS, LA 70	J154		08-17-2020	
Appli	cant's signature		Application Date	





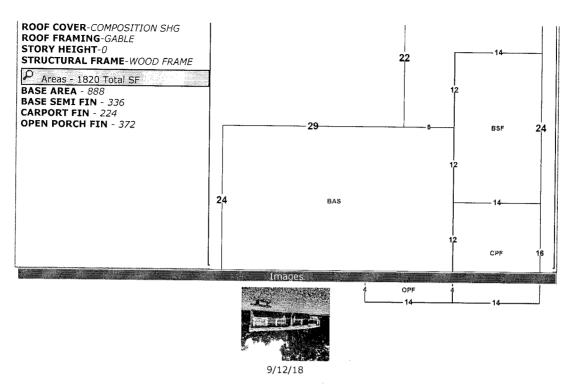
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3

NO. STORIES-1

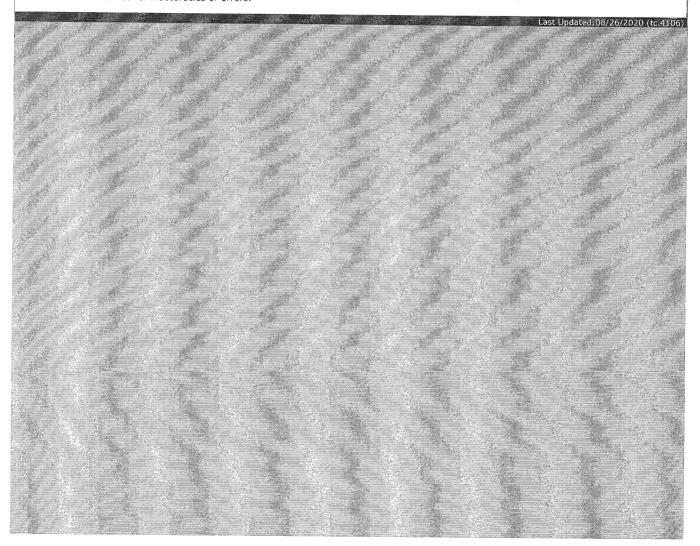
Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

Printer Friendly Version General Information Assessments Reference: 441S301000090015 Year Land Imprv Total Cap Val Account: 041654000 2020 \$11,500 \$58,232 \$69,732 \$42,985 Owners: SEGERS JAMES D 2019 \$11,500 \$54,349 \$65,849 \$42,019 SEGERS REBECCA E 2018 \$11,500 \$51,199 \$62,699 \$41,236 Mail: 914 ARTESIAN AVE PENSACOLA, FL 32505 **Disclaimer** Situs: 914 ARTESIAN AVE 32505 Use Code: SINGLE FAMILY RESID P Taxing **Tax Estimator** COUNTY MSTU Authority: Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Tax Inquiry link courtesy of Scott Lunsford Escambla County Tax Collector **Exemption Online** Sales Data 2020 Certified Roll Exemptions HOMESTEAD EXEMPTION, VETERANS, VETERANS DISCOUNT Official Sale Records Book Page Value Type Date (New Window) LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 01/1975 881 PB 5 P 59 17 \$20,400 WD View Instr Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Extra Features Comptroller None Launch Interactive Map Information Section Map Id: 44-15-30-2 Approx. Acreage: 0.2064 Zoned: 🔑 MDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data Address:914 ARTESIAN AVE, Year Built: 1961, Effective Year: 1970, PA Building ID#: 67902 Structural Elements DECOR/MILLWORK-AVERAGE **DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-VINYL SIDING** FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE



The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020072007 8/31/2020 10:54 AM
OFF REC BK: 8359 PG: 1881 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 01764, issued the 1st day of June, A.D., 2018 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041654000 (0821-35)

The assessment of the said property under the said certificate issued was in the name of

JAMES D SEGERS and REBECCA E SEGERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 2nd day of August 2021.

Dated this 31st day of August 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COUNTY THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 041654000 Certificate Number: 001764 of 2018

Redemption No Y	pplication Date 08/17/2020	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 08/02/2021	Redemption Date 11/13/2020	
Months	12	3	
Tax Collector	\$1,077.72	\$1,077.72	
Tax Collector Interest	\$193.99	\$48.50	
Tax Collector Fee	\$12.50	\$12.50	
Total Tax Collector	\$1,284.21	\$1,138.72	
Record TDA Notice	\$17.00	\$17.00	
Clerk Fee	\$130.00	\$130.00	
Sheriff Fee	\$120.00	\$120.00	
Legal Advertisement	\$200.00	\$200.00	
App. Fee Interest	\$84.06	\$21.02	
Total Clerk	\$551.06	\$488.02 CL	
Release TDA Notice (Recording)	\$10.00	\$10.00	
Release TDA Notice (Prep Fee)	\$7.00	\$7.00	
Postage	\$60.00	\$0.00	
Researcher Copies	\$0.00	\$0.00	
Total Redemption Amount	\$1,912.27	\$1,643.74	
	Repayment Overpayment Refund Amount	\$268.53	
Book/Page	8359	1881	

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES PROBATE TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY AUDITOR

Case # 2018 TD 001764

Redeemed Date 11/13/2020

Name JAMES D SEGERS 914 ARTESIAN AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$\$51.06 1306.74
Due Tax Collector = TAXDEED	\$1,784.21
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name	
No Information Available - See Dockets						

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS **FAMILY LAW** JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES PROBATE TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale

Account: 041654000 Certificate Number: 001764 of 2018

Payor: JAMES D SEGERS 914 ARTESIAN AVE PENSACOLA, FL 32505 Date 11/13/2020

Clerk's Check # 1	Clerk's Total	\$5\$1.86 1306.7
Tax Collector Check # 1	Tax Collector's Total	\$1,2,4.21
	Postage	\$60.00
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	_\$1,912.27

\$1323.74

PAM CHILDERS

Clerk of the Circuit Court

Received By: Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020097948 11/13/2020 3:22 PM
OFF REC BK: 8404 PG: 1132 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8359, Page 1881, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01764, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 041654000 (0821-35)

DESCRIPTION OF PROPERTY:

LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES D SEGERS and REBECCA E SEGERS

Dated this 13th day of November 2020.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk Recorded in Public Records 10/22/2012 at 08:16 AM OR Book 6923 Page 313, Instrument #2012080321, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 08/24/2012 at 04:04 PM OR Book 6899 Page 931, Instrument #2012065463, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA LERK OF CIRCUIT GOURT ESCAMBIA COUNTY: FL

CASE NUMBER: 2012 SC 001062V DIV

2812 AUG 23 A 9 29

CAPITAL ONE BANK (USA), N.A.,

COUNTY CIVIL DIVISION

Plaintiff.

VS.

JAMES D SEGERS.

Defendant.

DEFAULT FINAL JUDGMENT

The Defendant failed to appear at the Pre-Trial conference, and the Court finding that Plaintiff is entitled to a

Final Judgment, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., recover from the Defendant, JAMES D SEGERS, the principal sum of \$3,828.81, together with \$350.00 for costs of this suit, that shall bear interest at the rate of four and three quarters percent (4.75%) per year and thereafter pursuant to Florida Statutes Section 55.03, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida thas

yust ______ 2012.

dounty Court Judge

Copies to:
Arthur Drew Rubin
Attorney for Plaintiff
Rubin & Debski, P.A.
P.O. Box 47718
Jacksonville, FL 32247

8: U-OIV JAMES D SEGERS V Defendant 914 ATTESIAN AVE PENSACOLA FL 32505-2002 SSN: 1 Plaintiff's Address (F.S. 55.10) CAPITAL ONE BANK (USA), N.A. 4851 Cox Road Glen Allen, VA 23060



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
Y: YOUR AND COUNTY, FLORIDA"
D.C.

Recorded in Public Records 1/3/2017 4:11 PM OR Book 7647 Page 1781, Instrument #2017000334, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10,00

PREPARED BY & RETURN TO: Orion Financial Group, Inc. 2860 Exchange Blvd. # 100 Southlake, TX 76092

Assignment of Mortgage

Assigned Code 145

Send Any Notices To Assignee.

For Valuable Consideration, the undersigned, HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION 636 Grand Regency Blvd, Brandon, FL 33510 (Assignor) by these presents does assign and set over, without recourse, to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 13801 Wireless Way, Oklahoma City, OK 73134 (Assignee) the described mortgage with all interest, all liens, any rights due or to become due thereon, executed by JAMES D. SEGERS AND REBECCA E. SEGERS, HUSBAND AND WIFE to HOUSEHOLD FINANCE CORPORATION III. Said mortgage Dated: 4/29/2003 is recorded in the State of FL, County of Escambia on 5/2/2003, Instrument # 2003-091375 Book 5129 Page 1083 AMOUNT: \$ 63,157.09 Property Address: 914 ARTESINN AVE, PENSACOLA, FL 32505

IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: December 12, 2016 HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION

By Caliber Home Loans, Inc. Its Attorney in Fact

By:

Charles R. Hall, Vice President

Witness: H. Scott

Witness: J. Pinson

On 12/12/2016, before me, the undersigned, Charles R. Hall, personally known to me, acknowledged that he/she is State of Texas County of Tarrant Vice President of By Caliber Home Loans, Inc. Its Attorney in Fact for HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION and that he/she executed the foregoing instrument and that such execution was done as the free act and deed of HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION .



TANYA ZOMMER OFFICIAL NOTARY PUBLIC COMMISSION EXPINES 06-02-2019

public, Tanya Zommer My commission expires: June 2, 2019

9804965532 CALIBER/DECBLITZ/SFR

FL Escambia

OR BK 5129 PB1087 Escasbia County, Florida INSTRUMENT 2003-091375

RCD May 02, 2003 12:41 pm Escambia County, Florida

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ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-091375

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, saled and delivered in the presence of:	(Seal)
I'm Man	-Borrower
Witness Jim Myers	James D Segers 914 Artesinn Ave
	(Address)
	Pensacola FL 32505
01////	(City, State, Zip Code)
Witness Danish H. wolch	Rebocca & Seges (Seal) Borrower
Witness Doniel H. with	Rebecca E Segers
	(Address)
	Pensacola FL 32505
	(City, State, Zip Code)
STATE OF FLORIDA	
COUNTY OF: Esc ambia	April
The foregoing instrument was acknowledged E Segre	
Valid Drivers License	as identification and who did not the state of the state
	THE CONTROL OF THE PROPERTY OF
	My would have
// / The	_(Signature of Notary
MANIEL H. EMESK	_(Notary's name - typed or printed)
Notary Public	DANIEL H. WALSH
	(Serial number of notary MY COMMISSION # DD 089447 EXPIRES: February 5, 2006 Bonded Thru Nosary Public Underwriver
	Land Percentage
(Space Below This Line	Reserved For Lender and Recorder)

04-29-02 MTG

FL002285

OR BK 5129 PG1086 Escapbia County, Florida INSTRUMENT 2003-091375

If Lender does not agree to such sale or transfer, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, or as otherwise required by law, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the upon norrower's present of any covenant or agreement of norrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and the sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occured; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreement of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (c) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the

obligations secured hereby shall remain in full force and effect as if no acceleration had occurred, 19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or

abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge liable to account only for those rents actually received.

to Borrower, Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if

22. Arbitration Rider to Note. The Arbitration Rider attached to and made a part of the Note is hereby any, which may be awarded by an appellate court. incorporated by reference and made a part of this Mortgage.

04-29-02 MTG



FL002284

OR BK 5129 PG1085 Escasbia County, Florida INSTRUMENT 2003-091375

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7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required Mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note Rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting Payment thereof.

Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection on specifying reasonable cause thereof

related to Lender's interest in the Property. 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any Mortgage, Deed of Trust or other security

agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower and all other parties who are or hereafter become secondarily liable shall not operate to release, in any manner, the liability of the original Borrower's auccessors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not

be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to Mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The applicable law contained in the Note shall control. Where no applicable

law is contained therein, the state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, Costs, "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time

of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase money security interest or three years or less not containing an option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a becomes an owner of the property, (if a transfer into an intervives treet in which the property, or (i) any other transfer or beneficiary and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferred as if a new loan were being made to the submitted information required by Lender to evaluate the North and this Mostance values. transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.



FL002283

04-29-02 MTG

MS 157207CFM96MTG9000FL0022830MMSEGERS

OR BK 5129 PG1084 Escapbia County, Florida INSTRUMENT 2003-091375

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to Mortgage, grant and convey the Property, and that the property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands,

subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest

indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law and only if requested in writing by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one twelfth of yearly premium installments for Mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior Mortgage or Deed of Trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or State agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid. Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds Lender may require. held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law or the Note provide otherwise, all payments received by Lender under the Note and paragraphs I and 2 hereof shall be applied by Lender first in payment of amounts payable

to Lender by Borrower under paragraph 2 hereof, then to interest, and then to the principal of the Note.

4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender

may require and in such amounts and for such periods as Lender may require. The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard Mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof

of loss if not made promptly by Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the

Property or to the sums secured by this Mortgage. 6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by laws and regulations of the condominium or planned unit development, and constituent documents.



#\$157207CFM96MTB9000FL0022820**SEGER\$

FL002282

Return To: Records Processing Services 577 Lamont Road Elmhurst, IL 60126 OR BK 5129 PG1083 Escambia County, Florida INSTRUMENT 2003-091375

MTG BOC STRIPPS PD 0 ESC CD 1 221.20 05/02/03 ERMIE LEE MARCHA, CLERK

INTANGIBLE TAX PD 9 ESC CD 1 125.3 05/02/03 EDNIE LEE MARSHA, CLERK

MORTGAGE

217100	MORIGAGE		
317100		•	
If box is checked, this Mortgage	secures future advances.		
THE MODIFIES OF STATE OF THE STATE	day of APRIL	20 03_	, between the Mortgagor,
AMES D. SEGERS AND REBECCA E. S	SEGERS, HUSBAND AND WIFE		
nerein "Borrower"), and Mortgagee HOUS	SEHOLD FINANCE CORPORATION	TIT	whose address is
corporation organized and existing under	The laws of Drewmer		whose address is
761-6 BAYOU BOULEVARD, PENSACO nerein "Lender").	JCA, TE SEGG		
The following paragraph preceded by a	checked box is applicable.		
WHERBAS, Borrower is indebte videnced by Borrower's Loan Agreeme including those pursuant to any Renegotionincipal and interest, (including any advariable), with the balance of the indebted	able Rate Agreement, the one	ite"), providin	g for monthly installments of
WHEREAS, Borrower is indebnereof as may be advanced pursuant to and extensions and renewals thereof (here inder the terms specified in the Note, providing for a credit limit stated in the	ein "Note"), providing for thomas	ly installment	, or so much s, and interest at the rate and if that rate is variable, and
TO SECURE to Lender the reproducing any increases if the contract rather payment of all other sums, with interesting the contract of the performance of the tereby Mortgage, grant and convey to I ocated in the County ofESCAMB!	the covenants and agreements of Lender and Lender's successors as	nce herewith	to protect the security of this
THE FOLLOWING DESCRIBE AND COUNTY OF ESCAMBIA	D LAND SITUATE IN THE STATE TO-WIT:	E OF FLORI	DA
LOT O BLOCK 15 CRESC	ENT LAKE, UNIT #4, A SUBD	VISION OF	
PORTION OF SECTION 44,	OF RECORDED IN PLAT BOOK ! OF ESCABMIA COUNTY, FLORII	, PAGE 59,	
PORTION OF SECTION 44, ACCORDING OT PLAT THER	OF RECORDED IN PLAT BOOK ! OF ESCABMIA COUNTY, FLORII	, PAGE 59,	
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PORTION OF SECTION 44, ACCORDING OT PLAT THER OF THE PUBLIC RECORDS OR PARCEL ID NO.: 44-1	TOWNSHIP T 300111, PER T BOOK & OF ESCABMIA COUNTY, FLORES 15-30-1000-009-015	, PAGE 59,	
PORTION OF SECTION 44, ACCORDING OT PLAT THER OF THE PUBLIC RECORDS OR PARCEL ID NO.: 44-1	TOWNSHIP T 300111, PER T BOOK & OF ESCABMIA COUNTY, FLORES 15-30-1000-009-015	5, PAGE 59, DA. TAX MA	

11.20 pict. 87.11 & tate of Florida COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we,..... ANTHONY V. TARANTO and JULIA E. TARANTO husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, seil, convey and grant unto.

JAMES D. SEGERS and REBECCA E. SEGERS

, husband and wife, of

914 Artesian Avenue

Pensacola, Florida,
their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and
being in the State of Florida, and County of Escambia

to-wit:

Lot 9, Block 15, Crescent Lake, Unit #4, a subdivision of a portion of Section 44, Township 1 South, Range 30 West, according to plat thereof recorded in Plat Book 5, Page 59, of the Public Records of Escambia County, Florida.





Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well selzed of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our helrs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfuily claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ? anthony of Taranto (SEAL) JULIA E. TARANTO State of Florida SPACE DELOW FOR RECORDERS USE COUNTY OF ESCAMBIA Before the subscriber personally appeared. ANTHONY V. TARANTO and JULIA E. TARANTO

husband and wife, husband and wife, husband in the high man in me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the asses and purposes therein set forth.

Given underway hand and official seal this 5th day of March

Public My commission expired My COMMISSION EXPIRES AUG. 5. 19

PROPERTY INFORMATION REPORT

May 5, 2021

Tax Account #: 04-1654-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1654-000 (0821-35)

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32591

Pensacola, FL 32591	
CERTIFICATION: TITLE SEA	RCH FOR TDA
TAX DEED SALE DATE:	AUG 2, 2021
TAX ACCOUNT #:	04-1654-000
	2018-1764
·	22, Florida Statutes, the following is a list of names and addresses of cies having legal interest in or claim against the above-described tax sale certificate is being submitted as proper notification of tax deed
YES NO	
X Notify City of Pens X Notify Escambia C Homestead for 20	ounty, 190 Governmental Center, 32302
JAMES D. SEGERS AND REBECCA E. SEGERS 914 ARTESIAN AVE. PENSACOLA, FL 32505	
Certified and delivered to Escam	bia County Tax Collector, this 5th day of May, 2021.
PERDIDO TITLE & ABSTRAC	

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT CONTINUATION PAGE

May 5, 2021

Tax Account #: 04-1654-000

The Grantee(s) of the last deed(s) of record is/are: JAMES D. SEGERS AND REBECCA E. SEGERS
 By Virtue of Warranty Deed recorded 3/6/1975 – OR 881/17

 The land covered by this Report is: See Attached Exhibit "A"
 The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

 a. Mortgage/Judgment/Lien/etc. in favor of _______recorded ______OR
 XXXX/XXXX List them all

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 04-1654-000 Assessed Value: \$42,985

Exemptions: HOMESTEAD, VETERANS, VETERANS DISCOUNT

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:						
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX O	COLLECTOR					
TAX ACCOUNT #: 04-1654-000	CERTIFICATE #:	2018-1764				
THIS REPORT IS NOT TITLE INSURANCE. THE REPORT IS LIMITED TO THE PERSON(S) EXPREINFORMATION REPORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN THE PROPERTY				
The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.						
This Report is subject to: Current year taxes; taxes and mineral or any subsurface rights of any kind or not encroachments, overlaps, boundary line disputes, and survey and inspection of the premises.	ature, easements resulci	lions and covenants of record,				
This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.						
Use of the term "Report" herein refers to the Property	y Information Report and	d the documents attached hereto.				
Period Searched: March 5, 1975 to and including	May 5, 2021 Abstrac	etor: Vicki Campbell				
BY L and						

Michael A. Campbell, As President

Dated: May 5, 2021