



# 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

1023.49

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	FILS GROUP LLC 8925 GULF BEACH HIGHWAY PENSACOLA, FL 32507 8925 GULF BEACH HWY 09-4902-000 E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P 100 AND LTS 12 13 BLK A GULF BEACH MANOR PB 1 (Full legal attached.)	Certificate #	2021 / 4228
		Date certificate issued	06/01/2021

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/4228	06/01/2021	3,249.99	162.50	3,412.49
# 2022/4571	06/01/2022	3,491.88	174.59	3,666.47
→Part 2: Total*				7,078.96

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	7,078.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,883.66
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	10,337.62

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 1st, 2023

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 1250

**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.

E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P 100 AND LTS 12 13 BLK A GULF BEACH MANOR PB 1 P 16 OR 7732 P 1162 SEC 33/4 T 2/3S R 31

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300123

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-4902-000	2021/4228	06-01-2021	E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P 100 AND LTS 12 13 BLK A GULF BEACH MANOR PB 1 P 16 OR 7732 P 1162 SEC 33/4 T 2/3S R 31

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-17-2023  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

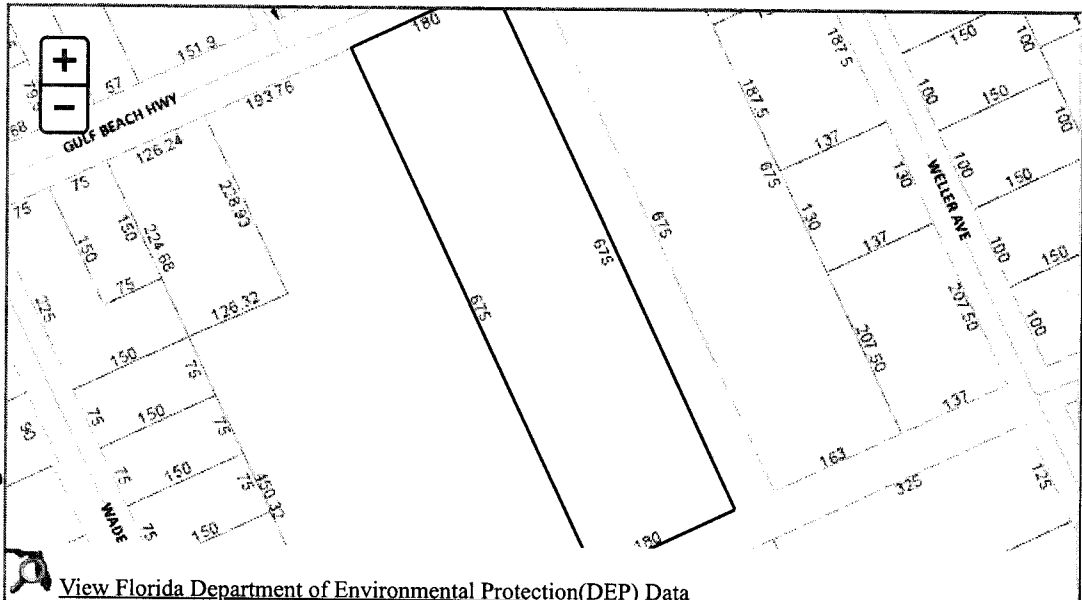
<b>General Information</b>						<b>Assessments</b>				
<b>Parcel ID:</b>	3325312000120001					<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	094902000					2022	\$98,208	\$196,222	\$294,430	\$235,167
<b>Owners:</b>	FILS GROUP LLC					2021	\$98,208	\$120,593	\$218,801	\$218,801
<b>Mail:</b>	8925 GULF BEACH HIGHWAY PENSACOLA, FL 32507					2020	\$98,208	\$108,568	\$206,776	\$205,874
<b>Situs:</b>	8925 GULF BEACH HWY 32507					<b>Disclaimer</b>				
<b>Use Code:</b>	AUTO SALES					<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU					<b>Enter Income &amp; Expense Survey</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					<b>Download Income &amp; Expense Survey</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
<b>Sales Data</b>						<b>2022 Certified Roll Exemptions</b>				
					Official Records (New Window)	None				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>		<b>Legal Description</b>				
06/16/2017	7732	1162	\$170,000	WD		E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P				
03/01/2008	6302	1568	\$175,000	WD		100 AND LTS 12 13 BLK A GULF BEACH MANOR PB 1 P 16 OR				
07/2007	6184	696	\$100	OT		7732...				
10/2006	6012	1003	\$100	WD		<b>Extra Features</b>				
06/2001	4726	446	\$100	QC		CHAINLINK FENCE				
05/1999	4418	1042	\$100	QC		CONCRETE PAVING				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						WOOD FENCE				
<b>Parcel Information</b>						<b>Launch Interactive Map</b>				

Section  
Map Id:  
33-2S-31-5

Approx.  
Acreage:  
2.8122

Zoned:   
CONSULT  
ZONING  
AUTHORITY

Evacuation  
& Flood  
Information  
[Open  
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 8925 GULF BEACH HWY, Year Built: 1952, Effective Year: 1980, PA Building ID#: 109765

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-METAL-MODULAR

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-4


NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-GABLE

STORY HEIGHT-8

STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 5848 Total SF

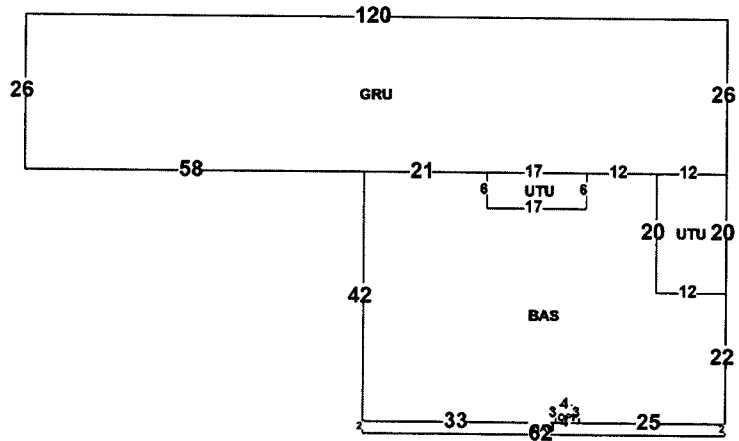
BASE AREA - 2250

CANOPY - 124

GARAGE UNFIN - 3120

OPEN PORCH FIN - 12

UTILITY UNF - 342



#### Images



11/10/2022 12:00:00 AM

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.

Last Updated: 05/03/2023 (tc.6866)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04228**, issued the **1st** day of **June, A.D., 2021** 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:

**E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P 100 AND LTS 12 13 BLK A GULF BEACH MANOR PB 1 P 16 OR 7732 P 1162 SEC 33/4 T 2/3S R 31**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094902000 (1023-49)**

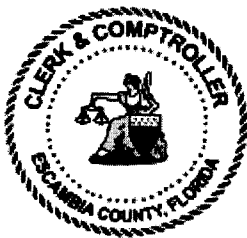
The assessment of the said property under the said certificate issued was in the name of

**FILS GROUP LLC**

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** Wednesday in the month of October, which is the **4th** day of **October 2023**.

Dated this 5th day of May 2023.

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-4902-000 CERTIFICATE #: 2021-4228

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

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 assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 Information Report and the documents attached hereto.

Period Searched: July 19, 2003 to and including July 19, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: July 21, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 21, 2023

Tax Account #: **09-4902-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FIL'S GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 6/21/2017 in OR 7732/1162**

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

**a. Mortgage in favor of Synovus Bank recorded 06/21/2007 – OR 7732/1164**

4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 09-4902-000**

**Assessed Value: \$235,167.00**

**Exemptions: NONE**

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.



**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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** OCT 4, 2023

**TAX ACCOUNT #:** 09-4902-000

**CERTIFICATE #:** 2021-4228

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**FIL'S GROUP LLC**  
**8925 GULF BEACH HIGHWAY**  
**PENSACOLA, FL 32507**

**FIL'S GROUP LLC**  
**3229 N Q ST**  
**PENSACOLA, FL 32505**

**SYNOVUS BANK**  
**1148 BROADWAY**  
**COLUMBUS, GA 31901**

**FIL'S GROUP LLC**  
**212 N PINWOOD LN**  
**PENSACOLA, FL 32507**

**FIL'S GROUP LLC**  
**3097 FAYAL DR**  
**PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of July, 2023.**

**PERDIDO TITLE & ABSTRACT, INC.**



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**

**July 21, 2023**

**Tax Account #:09-4902-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P 100 AND LTS 12 13 BLK A GULF  
BEACH MANOR PB 1 P 16 OR 7732 P 1162 SEC 33/4 T 2/3S R 31**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4902-000(1023-49)**

This Document Prepared By and Return to:  
Edsel F. Matthews, Jr., P.A.  
308 S. Jefferson Street  
Pensacola, FL 32502

Parcel ID Number: 332S31-2000-120-001

## Warranty Deed

This Indenture, Made this 16th day of June, 2017 A.D., Between  
Steven B. Bobe and Tony M. Bobe

of the County of Baldwin, State of Alabama, grantors, and  
Fil's Group, LLC, a Florida limited liability company  
whose address is: 5925 Gulf Beach Highway, Pensacola, FL 32505 32507 TMB

of the County of Escambia, State of Florida, grantee.  
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia, State of Florida, to wit:

The East 30 feet of the West 150 feet of Lot 75, Bayreuth  
Subdivision, according to the Plat recorded in Deed Book 74, Page  
100, of the Public Records of Escambia County, Florida, and Lots 12  
and 13, Block A, Gulf Beach Manor, a subdivision according to the  
Plat recorded in Plat Book 1, Page 16, of the Public Records of said  
County.

The property herein conveyed DOES NOT constitute the HOMESTEAD  
property of the Grantor.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to 2016.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Michael A. Shoray  
Printed Name: Michael A. Shoray  
Witness

Lisa Novatka  
Printed Name: Lisa Novatka  
Witness

Steven B. Bobe (Seal)  
Steven B. Bobe  
P.O. Address: 11570 Country Road 87, Elberta, AL 36530

Tony M. Bobe (Seal)  
Tony M. Bobe  
P.O. Address: 11570 Country Road 87, Elberta, AL 36530

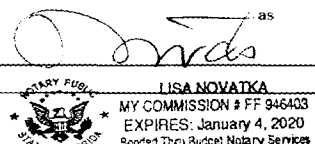
STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of June, 2017 by  
Steven B. Bobe and Tony M. Bobe

who are personally known to me or who have produced their  
identification.

AL DL

Lisa Novatka  
Printed Name:  
Notary Public  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
Edsel F. Matthews, Jr., Esquire  
EDEL F. MATTHEWS, JR., P.A.  
308 South Jefferson Street  
Pensacola, Florida 32502

**LIMITED LIABILITY COMPANY AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared, the Affiants, **SERGHEI FILIP and CATALINA FILIP**, who being by me first duly sworn on oath, depose and say:

1. Affiants are over the age of 18 and have full and complete knowledge of the statements made herein.
2. Fil's Group, LLC, is a duly authorized and validly existing Florida limited liability company, and the LLC is purchasing the following described property:

**The East 30 feet of the West 150 feet of Lot 75, Bayreuth Subdivision, according to the Plat recorded in Deed Book 74, Page 100, of the Public Records of Escambia County, Florida, and Lots 12 and 13, Block A, Gulf Beach Manor, a subdivision according to the Plat recorded in Plat Book 1, Page 16, of the Public Records of said County.**

3. Serghei Filip and Catalina Filip are the sole Members of Fil's Group, LLC.
4. Said LLC has been in continuous existence from February 11, 2013, to the present date, has never been terminated or dissolved during its existence, and no modifications or amendments have been made to the Articles of Organization of Seaside Diggs, LLC.
5. That the LLC is authorized to mortgage the above-described property and Serghei Filip and Catalina Filip, as the duly authorized managers, are authorized to execute any necessary notes, mortgages, affidavits, settlement statements and all other documents on behalf of the LLC, and the loan/mortgage contemplated herein is in the ordinary course of the LLC's business.
6. Neither the LLC, nor any of its members, have been a debtor in a bankruptcy proceeding during the limited liability company's existence.
7. The LLC is not one of a family or group of entities.
8. Affiants further state they are familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements in an instrument of this nature. Affiants affirms they have read the foregoing affidavit and fully understand the facts contained therein.

FURTHER AFFIANTS SAYETH NAUGHT.

AFFIANT:

SERGHEI FILIP

CATALINA FILIP

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Sworn to and subscribed before me this 10<sup>th</sup> day of June, 2017, by Serghei Filip and Catalina Filip, who are personally known to me or who produced FL DL as identification.

NOTARY PUBLIC



LISA NOVATKA  
MY COMMISSION # FF 946403  
EXPIRES: January 4, 2020  
Bonded Thru Budget Notary Services

### REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagor(s) (last name(s) first):  
Fils Group LLC

Mortgagee:  
Synovus Bank  
1148 BROADWAY  
COLUMBUS, GA 31901

Mailing Address:  
3229 N Q St  
Pensacola, FL 325050000

*This instrument was prepared by:*  
Synovus Financial Corporation  
PO Box 1638  
Roswell, GA 300771638

#### Know All Men By These Presents: That Whereas

Fils Group LLC  
(whether one or more, hereinafter called the "Borrower") has/have become justly indebted to Synovus Bank with offices in COLUMBUS, GA, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum One Hundred Nineteen Thousand Dollars and Zero Cents Dollars (\$ 119,000.00 of) together with interest thereon, as evidenced by a promissory note or notes of even date herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest maturity date here: ).

This conveyance is intended to be and is a real property mortgage (hereinafter called this "mortgage") and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of One Hundred Nineteen Thousand Dollars and Zero Cents DOLLARS (\$ 119,000.00 ) made by Mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of Two Hundred Thirty Eight Thousand Dollars and Zero Cents DOLLARS (\$ 238,000.00 ); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned Fils Group LLC

(whether one or more, hereinafter called "Mortgagors") do hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in Escambia County, State of Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have And To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagors hereby assign and transfer to Mortgagee, and grant to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagors, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagors, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagors, or any of them, for the purpose, or with the intention, of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes, without limitation, all lumber, bricks, building stones, building blocks, sand, cement roofing, materials, paint, doors, windows, storm doors, storm windows, nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air-conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagors warrant covenant and agree with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same as aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.
2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage, and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagors' obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned

unit development, and constituent documents. Should Mortgagors default in any of such obligations, Mortgagee may perform Mortgagors' obligations (but Mortgagee is not obligated to do so).

3. That they will keep the buildings on the mortgaged property continuously insured in such amounts, in such manner and with such companies as may be satisfactory to Mortgagee against loss by fire (including so-called extended coverage), wind and such other hazards (including flood and water damage) as Mortgagee may specify from time to time, with loss, if any, payable to Mortgagee under a mortgagee's loss payable clause acceptable to Mortgagee, and will deposit with Mortgagee policies of such insurance or, at Mortgagee's election, certificates thereof, and will pay the premiums therefor as the same become due. Mortgagors shall have the right to provide such insurance through a policy or policies independently obtained and paid for by Mortgagors or through an existing policy. Mortgagee may, for reasonable cause, refuse to accept any policy of insurance obtained by Mortgagors. Mortgagors shall give immediate notice in writing to Mortgagee of any loss or damage to the mortgaged property from any cause whatever. If Mortgagors fail to keep said property insured as above specified, Mortgagee may insure said property (but Mortgagee is not obligated to do so) for its insurable value against loss by fire, wind and other hazards for the benefit of Mortgagors and Mortgagee or for the benefit of Mortgagee alone, at Mortgagee's election. The proceeds of such insurance shall be paid by the insurer to Mortgagee, which is hereby granted full power to settle and compromise claims under all policies, to endorse in the name of Mortgagors any check or draft representing the proceeds of any such insurance, and to demand, receive and give receipt for all sums becoming due thereunder. Said insurance proceeds, if collected, may be credited on the indebtedness secured by this mortgage, less costs of collection, or may be used in repairing or reconstructing the premises on the mortgaged property, at Mortgagee's election. Any application of the insurance proceeds to repairing or reconstructing the premises on the mortgaged property shall not extend or postpone the due date of any installment payments of the indebtedness hereby secured or reduce the amount of such installments.

4. That commencing upon written request by Mortgagee and continuing until the indebtedness secured hereby is paid in full, Mortgagors will pay to Mortgagee concurrently with, and on the due dates of, payments on the indebtedness hereby secured a sum equal to the ground rents, if any, next due on the mortgaged property, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus water rents, fire district charges, taxes and assessments next due on the mortgaged property (all as estimated by Mortgagee), less any sums already paid to Mortgagee therefor, divided by the number of months or other payment periods to elapse before one month or payment period prior to the date when such ground rents, premiums, water rents, fire district charges, taxes and assessments will become due, such sums to be held by Mortgagee in trust, to pay said ground rents, premiums, water rents, fire district charges, taxes and assessments. All payments mentioned in the preceding sentence and the payments to be made on the indebtedness secured hereby shall be added together and the aggregate amount thereof shall be paid by Mortgagors each month or other payment period in a single payment to be applied by Mortgagee to the following items in the order set forth: (a) ground rents, taxes, water rents, fire district charges, assessments, fire and other hazard insurance premiums; (b) interest on the indebtedness secured hereby; and (c) the balance, if any, shall be applied toward the payment of the sum hereby secured. Any deficiency in the amount of such aggregate monthly or other periodic payments shall constitute a default under this mortgage. Any excess funds accumulated under this paragraph after payment of the items herein mentioned shall be credited in calculating the monthly or other periodic payments of the same nature required hereunder in the subsequent year; but if the actual amount of any such item shall exceed the estimate therefor, Mortgagors shall without demand forthwith make good the deficiency. Failure by Mortgagors to do so before the due date of such item shall be a default hereunder. If the mortgaged property is sold under foreclosure or is otherwise acquired by Mortgagee after default, any remaining balance of the accumulations under this paragraph shall be credited to the principal of the secured indebtedness as of the date of the foreclosure sale or as of the date the property is otherwise acquired.

5. That they will take good care of the mortgaged property and the personal property described above and will not commit or permit any waste thereon or thereof or the removal of any oil, gas or mineral therefrom, and that they will keep the same repaired and at all times will maintain the same in at least as good condition as it now is, reasonable wear and tear alone excepted. If Mortgagors fail to make repairs to the mortgaged property, Mortgagee may make such repairs at Mortgagor's expense (but Mortgagee is not obligated to do so). Mortgagee, its agents and employees, may enter the mortgaged property and any improvements thereon at any reasonable time for the purpose of inspecting or repairing such improvements.

6. That all amounts expended by Mortgagee for insurance or for the payments of taxes or assessments or to discharge liens on the mortgaged property or other obligations of Mortgagors or to make repairs to the mortgaged property or any improvements thereon shall become a debt due Mortgagee, shall be payable at once without demand upon or notice to any person, shall bear interest at the rate of interest payable on the principal sum of the note described above, or if no such rate of interest is specified in the note or if the rate specified would be unlawful, at the maximum rate allowed

by law from the date of payment by Mortgagee, and such debt and the interest thereon shall be secured by this mortgage. Upon failure of Mortgagors to reimburse Mortgagee for all amounts so expended, at the election of Mortgagee and with or without notice to any person, Mortgagee may declare the entire indebtedness secured by this mortgage due and payable and may foreclose this mortgage as hereinafter provided or as provided by law.

7. That no delay or failure of Mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage shall be taken or deemed as a waiver of the right to exercise such option or to declare such forfeiture either as to past or present defaults on the part of Mortgagors, and that the procurement of insurance or payment of taxes or other liens or assessments or obligations by Mortgagee shall not be taken or deemed as a waiver of the right to accelerate the maturity of the indebtedness hereby secured by reason of the failure of Mortgagors to procure such insurance or to pay such taxes, liens, assessments or obligations, it being agreed by Mortgagors that no terms or conditions contained in this mortgage can be waived, altered or changed except by a writing signed by Mortgagee.

8. That those Mortgagors who are obligated as the Borrower or as guarantor or endorser to pay the indebtedness hereby secured will well and truly pay and discharge such indebtedness as it shall become due and payable, including the note or notes described above, any renewals or extensions thereof, and any other notes or obligations of such Mortgagors to Mortgagee, whether now or hereafter incurred.

9. In the event a suit shall be instituted to foreclose this mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the premises and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, Mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the Secured Indebtedness, costs, and charges, according to the order of said court. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as described herein and hereby expressly consents that such appointment shall be made as an admitted equity and is Mortgagee's absolute right, and that the appointment may be done without notice to the Mortgagor. Mortgagor further consents to the appointment of Mortgagee or any officer or employee of Mortgagee as receiver.

10. That they will not cause or allow possession of the mortgaged property to be in any other person or entity to the exclusion of Mortgagors and will not cause or allow all or any part of the mortgaged property or any interest therein to be sold, assigned, transferred or conveyed by Mortgagors, or any of them, without Mortgagee's prior written consent, excluding only (a) the creation of a lien or encumbrance expressly subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) (if the mortgaged property is the Mortgagors' residence) the grant of any leasehold interest of one year or less (including all mandatory or optional renewal periods) not containing an option to purchase. Mortgagee may withhold its consent or may condition its consent to any such transfer of possession of, or an interest in, the mortgaged property upon the transferee's agreeing to pay a greater rate of interest on all or any part of the indebtedness secured by this mortgage, upon Mortgagee's approval of the creditworthiness of the transferee, and upon the transferee's payment to Mortgagee of a reasonable transfer or assumption fee. Upon breach by Mortgagors, or any of them, of the covenants herein contained, Mortgagee may, at its election, accelerate maturity of the indebtedness hereby secured and proceed to foreclose this mortgage as hereinafter provided or as provided by law.

11. That, except as otherwise expressly disclosed to Mortgagee in writing on the date of this mortgage, no Hazardous Substance (as defined below) has been released or disposed of on or under the mortgaged property by Mortgagors or, to the best of Mortgagors knowledge, by any third party or any predecessor in interest or title to the mortgaged property; no underground storage tanks, whether in use or not in use, are located on or under any part of the mortgaged property; Mortgagors and the mortgaged property are and will remain in compliance with all applicable local, state and federal environmental laws and regulations; no notice has been received by Mortgagors from any governmental authority or any other person claiming violation of any environmental protection law or regulation or demanding payment, indemnity or contribution for any environmental damage or injury to natural resources, relating in any way to the mortgaged property, and Mortgagors will notify Mortgagee promptly in writing if any such notice is hereafter received; and any Hazardous Substance used or produced in Mortgagors business will be used, produced, stored and disposed of in strict compliance with all applicable environmental laws and regulations. Mortgagors will notify Mortgagee immediately if any Hazardous Substance is released or discovered on or under the mortgaged property, and Mortgagors will take or cause to be taken such remedial action as may be necessary in order to remedy



such released or discovered Hazardous Substance and to obtain a certificate of remediation or other certificate of compliance from applicable governmental authorities. At Mortgagee's request, Mortgagors will promptly obtain, at Mortgagors' expense, and deliver to Mortgagee an environmental inspection report or will update a previous report, in form acceptable to Mortgagee, prepared by a competent environmental professional reasonably satisfactory to Mortgagee. As used herein, the term "Hazardous Substance" includes, without limitation, any hazardous or toxic substance and any substance or material that is regulated or controlled by the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the federal Hazardous Materials Transportation Act, the federal Resource Conservation and Recovery Act, the federal Clean Water Act, the federal Clean Air Act, the federal Toxic Substances Control Act, or any other federal, state or local environmental law, ordinance, or regulation now or hereafter in effect. Mortgagors agree to indemnify Mortgagee against any and all liability and expense (including attorneys' fees and litigation expenses) incurred by Mortgagee on account of breach by Mortgagors of any representation, warranty or covenant set forth in this paragraph. This agreement to indemnify shall survive payment of the Secured Indebtedness, satisfaction of this mortgage, and foreclosure of this mortgage.

12. That, if this is a construction mortgage, Mortgagors will perform and comply with, or will cause the Borrower to perform and comply with, the terms of any construction loan agreement made with Mortgagee with regard to any improvements to be made on the mortgaged property.

13. That all the covenants and agreements of Mortgagors herein contained shall extend to and bind their respective heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to Mortgagee shall inure to the benefit of the successors and assigns of Mortgagee.

14. That the provisions of this mortgage and the note or notes secured hereby are severable, and that the invalidity or unenforceability of any provision of this mortgage or of any such note or notes shall not affect the validity and enforceability of the other provisions of this mortgage or of such note or notes. The remedies provided to Mortgagee herein are cumulative with the rights and remedies of Mortgagee at law and in equity, and such rights and remedies may be exercised concurrently or consecutively. A carbon or photostatic copy of this mortgage may be filed as a financing statement in any public office.

If the Borrower pays and discharges all the indebtedness hereby secured (including future advances) as the same becomes due and payable, and if Mortgagors in all things do and perform all acts and agreements by them herein agreed to be done according to the tenor and effect thereof, then and in that event only this conveyance and the security interest herein granted shall be and become null and void, but if default is made in the payment of any indebtedness hereby secured or any renewals or extensions thereof or any part thereof, or if any interest thereon remain unpaid when due, or if default be made in the repayment of any sum expended by Mortgagee under the authority of any provision of this mortgage, or if the interest of Mortgagee in the mortgaged property or any of the personal property described above become endangered by reason of the enforcement of any lien or encumbrance thereon, or if a petition to condemn any part of the mortgaged property be filed by any authority, person or entity having power of eminent domain, or if any law, either state or federal, be passed imposing or authorizing the imposition of a specific tax upon this mortgage or the indebtedness hereby secured or permitting or authorizing the deduction of any such tax from the principal or interest secured by this mortgage or by virtue of which any tax or assessment upon the mortgaged property shall be charged against the owner of this mortgage, or if at any time any of the covenants contained in this mortgage or in any note or other evidence of indebtedness secured hereby be declared invalid or unenforceable by any court of competent jurisdiction, or if Mortgagors fail to do and perform any other act or thing herein required or agreed to be done, then in any of said events the whole of the indebtedness hereby secured, or any portion or part thereof which may at said date not have been paid, with interest thereon, shall at once become due and payable and this mortgage shall be subject to foreclosure at the option of Mortgagee, notice of the exercise of such option being hereby expressly waived by Mortgagors, and Mortgagee shall have the right to enter upon and take possession of the mortgaged property. If an event of default occurs and remains uncured, then in either or any such event, the aggregate sum or sums secured hereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the note or any instrument or instruments or in this mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee, or its assigns, may do either or both of the following as to the amount so declared due and payable: (i) bring an action to enforce payment of the amount so declared due and payable, with or without bringing an action to foreclose this mortgage; and/or (ii) foreclose this mortgage as to the amount so declared due and payable, and the premises, or any part or parts thereof, in one or more sales as determined by Mortgagee, shall be sold

☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

\_\_\_\_\_ (Seal)

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)

ATTEST: \_\_\_\_\_ See Attached Signature Addendum

By \_\_\_\_\_

Its .....

NMLS#

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

**INDIVIDUAL ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, who ( ) is/are personally known to me, or ( ) who has/have shown me \_\_\_\_\_ as identification, and who did take an oath.

[NOTARIAL SEAL]

\_\_\_\_\_  
[Type/Print Name of Notary]

My Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

**INDIVIDUAL ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, who ( ) is/are personally known to me, or ( ) who has/have shown me \_\_\_\_\_ as identification, and who did take an oath.

[NOTARIAL SEAL]

\_\_\_\_\_  
[Type/Print Name of Notary]

My Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

**CORPORATE (OR OTHER BUSINESS  
ENTITY) ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, on behalf of the business entity. He/she ( ) is personally known to me, or ( ) he/she has shown me \_\_\_\_\_ as identification, and he/she did take an oath.

[NOTARIAL SEAL]

\_\_\_\_\_  
[Type/Print Name of Notary]

My Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## SIGNATURE ADDENDUM

The purpose of this Signature Addendum ("Addendum") is to add additional parties and/or signatures to the agreement, note or other document described below, however named, relating to the loan number listed below.

Name of Document: Real Estate Mortgage and Security Agreement

Date of Document: 06/16/2017

Loan No.: 165146679-10

Parties to Document: Fils Group LLC, Synovus Bank

By executing this Addendum, the undersigned hereby agrees to all of the terms and conditions set forth in the document described above and acknowledges a receipt of said document. The undersigned further has specified the capacity in which the undersigned is executing this Addendum (e.g., Borrower, Debtor, etc.).

GRANTOR: Fils Group LLC

BY: Serghei Filip, Manager

BY: Catalina Filip, Manager

GRANTOR:

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Witness

Michael Shorey

Witness

Lisa Novatka

Notary Public

State

of: \_\_\_\_\_

County

of: \_\_\_\_\_

My Commission

Expires: \_\_\_\_\_

(Notary Seal)

State of Florida  
County of Escambia

Acknowledged before me this 16th day of June, 2017, by Serghei Filip and Catalina Filip as Managers of Fil's Group, LLC, a Florida limited liability company, on behalf of the company, who produced FC DL as identification.

NOTARY PUBLIC



LISA NOVATKA  
MY COMMISSION # FF 946403  
EXPIRES: January 4, 2020  
Bonded Thru Budget Notary Services

Exhibit A

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

The East 30 feet of the West 150 feet of Lot 75, Bayreuth Subdivision, according to the Plat recorded in Deed Book 74, Page 100, of the Public Records of Escambia County, Florida, and Lots 12 and 13, Block A, Gulf Beach Manor, a subdivision according to the Plat recorded in Plat Book 1, Page 16, of the Public Records of said County.

#### **ADDENDUM TO REAL ESTATE MORTGAGE AND SECURITY AGREEMENT**

This Addendum to Real Estate Mortgage and Security Agreement (this "Addendum") makes, discloses and confirms the following changes to the terms of that certain Real Estate Mortgage and Security Agreement (the "Mortgage") dated of even date herewith from Mortgagors to Mortgagee:

Notwithstanding any language to the contrary in the Mortgage, the property in which Mortgagee is granted a lien or security interest under the Mortgage shall not include any personal property which (a) is located in a building which is located in a special flood hazard area (as designated by the Administrator of the Federal Emergency Management Agency) in which flood insurance is available under the National Flood Insurance Act of 1968, as amended (the "Act"), (b) would cause Mortgagee to be in violation of the Act or the federal flood insurance regulations applicable to Mortgagee if the property secures a loan made, increased, extended or renewed by Mortgagee unless the property is covered by flood insurance or is exempt from the flood insurance requirement, and (c) is not covered by flood insurance that meets the requirements of the Act and the federal flood insurance regulations applicable to Mortgagee.

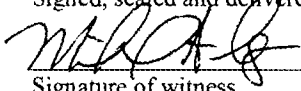
Further, notwithstanding any language to the contrary in the Mortgage, the security interest in personal property which Mortgagee is granted under the Mortgage shall not include any non-possessory security interest in any "household goods" of Mortgagors (as the term "household goods" is defined in 16 C.F.R. § 444.1(i)) other than a purchase money security interest.

This Addendum supplements the Mortgage including all addenda, exhibits, riders, and schedules thereto, and all of the terms and conditions of the Mortgage apply to this Addendum; provided, that to the extent there is a conflict between this Addendum and the Mortgage, the terms of this Addendum shall control. All capitalized terms used but not otherwise defined in this Addendum shall have the meanings assigned to them in the Mortgage. All of the provisions of this Addendum shall be deemed to be incorporated in and made a part of the Mortgage, and the Mortgage, as supplemented by this Addendum, shall be read, taken and construed as one and the same instrument. The Mortgage, as supplemented by this Addendum, shall remain in full force and effect and is hereby ratified by Mortgagors. This Addendum is not intended to be, and shall not be construed to constitute, a novation of the Mortgage.

[Signature Page on Following Page]

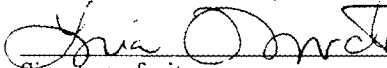
IN WITNESS WHEREOF, Mortgagors have signed and delivered this Addendum this 16  
day of June, 20 17.

Signed, sealed and delivered in the presence of:



Signature of witness

Print name: Michael A. Shorey



Signature of witness

Print name: Lisa Novotka

Mortgagors: Fils Group LLC

\_\_\_\_\_(L.S.)

Name: \_\_\_\_\_

\_\_\_\_\_(L.S.)

Name: \_\_\_\_\_

By: Serghei Filip

Its: Manager

Attest: Catalina Filip

Its: Manager

(SEAL)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_. He/she  
\_\_\_\_\_ is personally known to me or  
\_\_\_\_\_ has produced \_\_\_\_\_ as identification.

AFFIX NOTARY SEAL / STAMP:

\_\_\_\_\_  
Signature of Notary Public  
Print name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_. He/she  
\_\_\_\_\_ is personally known to me or  
\_\_\_\_\_ has produced \_\_\_\_\_ as identification.

AFFIX NOTARY SEAL / STAMP:

\_\_\_\_\_  
Signature of Notary Public  
Print name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CORPORATE (OR OTHER BUSINESS) ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2017,  
by Sergei Filip, the Managers of Fil's Group LLC. He/she  
and Catalina Filip \_\_\_\_\_ is personally known to me or  
L has produced PZ DL as identification.

AFFIX NOTARY SEAL / STAMP:

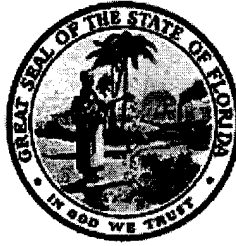
Lisa Novatka  
Signature of Notary Public  
Print name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



LISA NOVATKA  
MY COMMISSION # FF 948403  
EXPIRES: January 4, 2020  
Bonded Thru Budget Notary Services



**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: 094902000 Certificate Number: 004228 of 2021**

**Payor: FILS GROUP LLC 8925 GULF BEACH HIGHWAY PENSACOLA, FL 32507      Date  
8/9/2023**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total                \$497.04  
Tax Collector's Total      \$11,280.51  
Postage                      \$36.05  
Researcher Copies        \$0.00  
Recording                   \$10.00  
Prep Fee                    \$7.00  
Total Received            \$11,830.60

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

*Reduced*  
*\$11,150.74*

**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# 2023063951 8/9/2023 4:28 PM  
OFF REC BK: 9021 PG: 1364 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 8973, Page 1216, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04228, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 094902000 (1023-49)

### DESCRIPTION OF PROPERTY:

E 30 FT OF W 150 FT OF LT 75 BEYREUTH S/D PLAT DB 74 P 100 AND LTS 12 13 BLK A GULF  
BEACH MANOR PB 1 P 16 OR 7732 P 1162 SEC 33/4 T 2/3S R 31

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: FILS GROUP LLC

Dated this 9th day of August 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk