

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700643

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

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
13-2038-001	2015/8753	06-01-2015	BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

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, ownership and encumbrance 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
GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-31-2017
Application Date

Applicant's signature

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700643

Date of Tax Deed Application
Jul 31, 2017

This is to certify that **GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 8753**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **13-2038-001**

Cert Holder:
GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
SEHWEIL RAY F & SEHWEIL SHARIHAN
1905 N SPRING ST
PENSACOLA, FL 32501
BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR Full legal attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/8753	13-2038-001	06/01/2015	1,327.58	66.38	1,393.96

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/7879	13-2038-001	06/01/2017	1,344.35	6.25	67.22	1,417.82
2016/8058	13-2038-001	06/01/2016	1,344.93	6.25	67.25	1,418.43

Amounts Certified by Tax Collector (Lines 1-7):

	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	4,230.21
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,605.21

Amounts Certified by Clerk of Court (Lines 8-15):

	Total Amount Paid
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	50,180.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 11/21/18

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
13-2038-001 2015



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← [Navigate Mode](#) [Account](#) [Reference](#) →

[Printer Friendly Version](#)

General Information	
Reference:	000S009010014110
Account:	132038001
Owners:	SEHWEIL RAY F & SEHWEIL SHARIHAN
Mail:	1905 N SPRING ST PENSACOLA, FL 32501
Situs:	1905 N SPRING ST 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	GLOBAL LEARNING ACADEMY/WORKMAN/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$27,166	\$87,208	\$114,374	\$102,467
2016	\$27,166	\$84,667	\$111,833	\$100,360
2015	\$27,166	\$81,374	\$108,540	\$99,663
Disclaimer				
Amendment 1/Portability Calculations				
★ File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/28/2011	6771	446	\$185,000	WD	View Instr
04/14/2011	6712	301	\$100	QC	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME...	
Extra Features	
POOL UTILITY BLDG	

Parcel Information

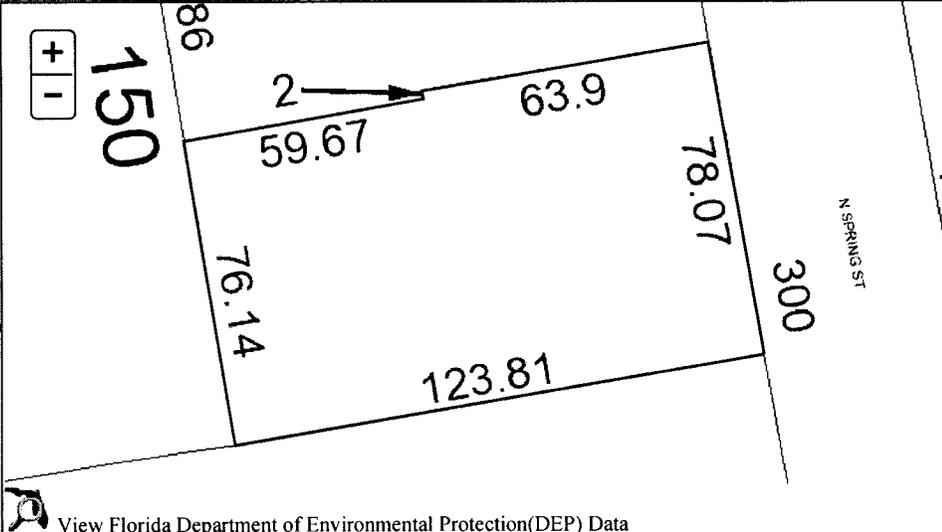
[Launch Interactive Map](#)

Section Map Id:
CA080

Approx. Acreage:
0.2188

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)



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

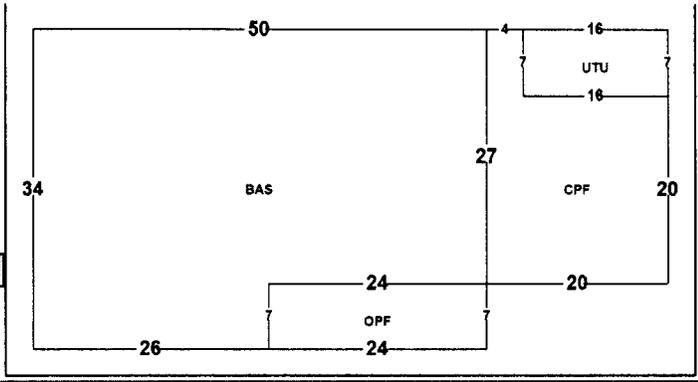
Buildings

Address: 1905 N SPRING ST, Year Built: 1959, Effective Year: 1985

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-TILE/STAIN
 CONC/BRICK
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2240 Total SF
BASE AREA - 1532
CARPORT FIN - 428
OPEN PORCH FIN - 168
UTILITY UNF - 112



Images



6/20/11

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.

Filing # 15267169 Electronically Filed 06/26/2014 11:07:44 AM

IN THE COUNTY COURT OF THE 1st JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

PERFORMANCE FOOD GROUP, INC.
a Georgia corporation,

Plaintiff,

Vs.

SHORT STOP PANTRY, INC. and
RAY F. SEHWEIL, Individually

Defendants.

CIVIL DIVISION
Case No.: 2014 CC 000989

2014 JUN 30 P 2:18

FINAL JUDGMENT

Pursuant to the parties Joint Stipulation for Entry of Consent Judgment, it is **ORDERED and ADJUDGED**, that final judgment is hereby entered, jointly and severally, against defendants, SHORT STOP PANTRY, INC., 707 N. Pace Blvd., Unit C, Pensacola, FL 32505, and RAY F. SEHWEIL, Individually, 1095 N. Spring Street, Pensacola, FL 32505, and in favor of the Plaintiff, PERFORMANCE FOOD GROUP, INC., 12500 West Creek Parkway, Richmond, VA 23238 in the amount of \$15,000.00, for which let execution issue.

ORDERED at Pensacola, Florida on the 27 day of
June, 2014.



JUDGE PRESIDING

This Instrument Was Prepared
By And Is To Be Returned To:
Jacqueline Oaks,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 13 TO 17 BEL NO BLK 110 BELMONT TRACT OR 6771 P 446 CA 91 LESS BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OS 21 FT 10 IN OF LT 19 ALL LTS 20 21 22 BLK 149 WEST KING TRACT OR 6831 P 1142 LESS PACE BLVD R/W CA 126

Customer: Ray F. Schweil and Sharihan Schweil

Account Number: C325723-406

Amount of Lien: \$ 685.19, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: May 31, 2013

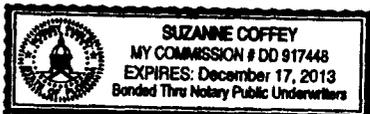
EMERALD COAST UTILITIES AUTHORITY

BY: Jacqueline Oaks

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31st day of May, 20 13, by Jacqueline Oaks of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



Suzanne Coffey
Notary Public - State of Florida

This Instrument Was Prepared
By And Is To Be Returned To:
Jacqueline Oaks
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
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BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF
BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S
89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00

Customer: Ray F. Schweil and Sharihan Schweil

Account Number: C325723-409

Amount of Lien: \$445.02, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

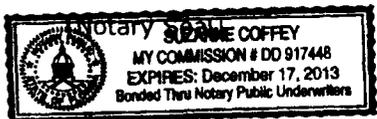
Dated: May 31, 2013

EMERALD COAST UTILITIES AUTHORITY

BY: Jacqueline Oaks

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31ST day of May, 20 13, by Jacqueline Oaks of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

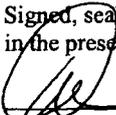


Suzanne Coffey
Notary Public - State of Florida

action taken by the successor Trustee receiving such written delegation, as having been performed with full authority to bind all of the successor Trustees in all respects.

DATED this 22nd day of August, 2012.

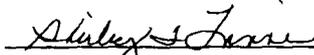
Signed, sealed and delivered in the presence of:



William V. Linne



WILLIAM A. WELCH



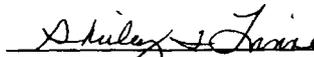
Shirley F. Linne



William V. Linne



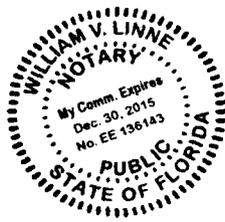
BOBBY LEE WELCH

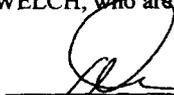


Shirley F. Linne

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of August, 2012 by WILLIAM A. WELCH and BOBBY LEE WELCH, who are personally known to me.





NOTARY PUBLIC
Typed Name: William V. Linne
My Commission No.: EE 136143
My Commission Expires: 12/30/2015

clients\welch\assignment - sehweil mortgage

Rec. 18.50
Index 9.00
27.50

This instrument prepared by:
William V. Linne, Esquire
127 South Palafox Place, Suite 100
Post Office Box 12347
Pensacola, Florida 32591-2347

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ASSIGNMENT OF MORTGAGE

We, **WILLIAM A. WELCH** and **BOBBY LEE WELCH**, the undersigned owners of the following mortgage and the indebtedness secured thereby:

Mortgage Deed made by **Ray F. Sehweil** and **Sharihan Sehweil**, husband and wife, in the original principal amount of \$162,000.00, dated September 28, 2011, and recorded in Official Records Book 6771, page 452, of the public records of Escambia County, Florida.

for valuable consideration do hereby assign and transfer the above described mortgage and indebtedness as follows:

An undivided fifty percent (50%) interest to **William A. Welch and Bobby Dyer Welch, as Trustees under the Revocable Living Trust Agreement of William A. Welch dated November 17, 1993**; and

An undivided fifty percent (50%) interest to **Bobby Dyer Welch and William A. Welch, as Trustees under the Revocable Living Trust Agreement of Bobby Dyer Welch dated November 17, 1993**.

As to both revocable trusts, in the event of the resignation, death or inability of either William A. Welch or Bobby Dyer Welch (the initial Trustees) to manage the affairs of the Trust (as determined by two qualified physicians), then the remaining initial Trustee shall continue to serve as sole Trustee.

In the event of the resignation, death or inability of both of the initial Trustees to manage the affairs of the Trust (as determined by two qualified physicians), then **LARRY JONES**, shall serve as successor Trustee. In the event of the resignation, death or inability of Larry Jones to manage the affairs of the Trust (as determined by two qualified physicians), then **BEVERLY WELCH PARKER** shall serve as successor Trustee. In the event of the resignation, death or inability of Beverly Welch Parker to manage the affairs of the Trust (as determined by two qualified physicians), then **SYNOVUS TRUST COMPANY, N.A.** shall serve as successor Trustee.

For so long as the initial Trustees are serving as Trustees, either one of them may act independently of the other (including the execution of documents) on behalf of both Trustees. Any third party dealing with the initial Trustees shall be entitled to rely on the execution of any document or any action taken by one of said initial Trustees as having been performed with full authority to bind both of the initial Trustees in all respects.

For so long as two or more successor Trustees are serving as Trustees, each successor Trustee may delegate in writing authority to one of their number to act independently and to execute documents on behalf of all successor Trustees. If such written delegation of authority is given, any third party dealing with the successor Trustees shall be entitled to rely on the execution of any document or any

Exhibit "A"
(ATTACH COPY OF NOTE)

MORTGAGE NOTE

\$ 162,000.00

September 28, 2011

FOR VALUE RECEIVED, the undersigned hereinafter **Ray F. Sehwell**, promise to pay to the order of **William A. Welch and Bobby Lee Welch, husband and wife** the principal sum of **one hundred sixty two thousand and no/100 Dollars (\$162,000.00)** with interest thereon at the rate of **7.00000** per centum per annum from date until maturity, said interest being payable **as set forth below**, both principal and interest being payable in lawful money of the United States of America at **4801 Rosemont Place, Pensacola, FL 32514**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **240** consecutive monthly installments of **\$1,255.98**, including principal and interest commencing on **October 28, 2011** and continuing on the **28th** day of each month thereafter until the principal sum of **\$ 162,000.00** and the interest accrued thereon has been paid. Said installment when so paid shall be applied first to the interest then accrued, late fees, and the balance thereof to the reduction of the principal hereof.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

Payments are due on the 28th day of each month. Any payment received by William A. Welch and Bobby Lee Welch, or their assigns, after ten days of the due date will be subject to a late fee of 5.00% of the amount due.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **30** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Maker may prepay this note at any time in full or in part without penalty.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.


Ray F. Sehwell

Maker's Address:
1905 North Spring Street Pensacola, FL 32501

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

[Signature]
Sharihan Schweil

Signed, sealed and delivered in our presence:

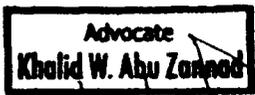
[Signature]
Witness Signature
Print Name: Mohammad Ali

[Signature]
Witness Signature
Print Name: Riyad Y. Abu Diab

In the **County of Jordan**,
City of Amman

On this 26th day of **September, 2011**, before me, a notary public or a civil law official of the Country of Jordan, or consular official of the United States appointed to reside in the Country of Jordan, possessing an official seal of my office, which seal is affixed below, personally appeared **Sharihan Schweil**, known to me and known to me to be the person who executed the foregoing document, who acknowledged before me that they executed the same for the uses and purposes therein contained.

mob: 00962755691014



[Signature]
Sep 26th 2011

**OFFICIAL SEAL
MUST BE AFFIXED
HERE TO**

[Signature]
Advocate Khalid W. Abu Zamed
Notary Public, or
Civil Law Official of the
Country of Jordan, or
Consular Official of the
United States of America

Date of Expiration of Appointment, if any:

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.



Ray F. Schweil

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: LARRY RICHARDSON



Witness Signature

Print Name: EDITH GARCIA

State of **Florida**

County of **Escambia**

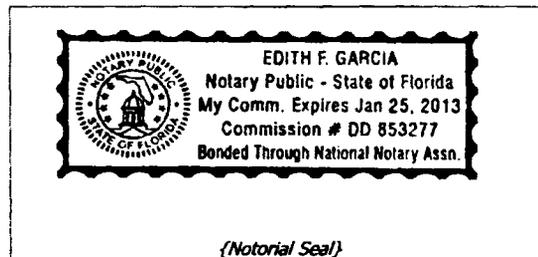
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **September 28, 2011**, by **Ray F. Schweil** who is/are personally known to me or has/have produced a valid driver's license as identification.



Notary Public

EDITH F. GARCIA

(Printed Name)



My Commission expires: 1-25-13

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within 30 days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(850)438-0774

Return to: Mortgagee

MORTGAGE DEED

THIS MORTGAGE DEED, executed on **September 28, 2011**, by

Ray F. Sehweil and Sharihan Sehweil, husband and wife,

whose address is: **1905 North Spring Street, Pensacola, FL 32501**
hereinafter called the "Mortgagor", to

William A. Welch and Bobby Lee Welch, husband and wife

whose address is: **4801 Rosemont Place, Pensacola, FL 32514**
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

All of Lots 13, 14, 15, 16 and 17, inclusive, Block 110, East King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to plat of said City copyrighted by Thomas C. Watson in 1906.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
William A. Welch

[Signature]
Bobby Lee Welch

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Edith Garcia

[Signature]
Witness Signature

Print Name: Stephanie M. Ingram

State of FL

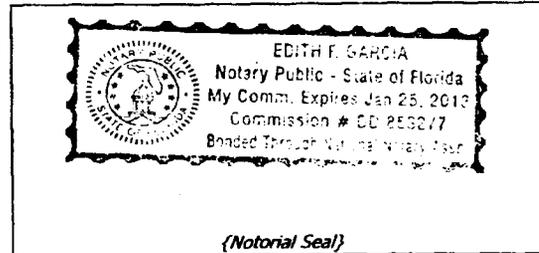
County of Escambia

The foregoing instrument was acknowledged before me on September 28, 2011, by William A. Welch and Bobby Lee Welch, husband and wife who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

(Printed Name)

My Commission expires: _____



Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(850)438-0774

Return to: Grantee
Cons 18,600.00
File No.: 2101-2570874

WARRANTY DEED

This indenture made on **September 28, 2011** A.D., by

William A. Welch and Bobby Lee Welch, husband and wife

whose address is: **4801 Rosemont Place, Pensacola, FL 32514**
hereinafter called the "grantor", to

Ray F. Sehweil and Sharihan Sehweil, husband and wife

whose address is: **1905 North Spring Street, Pensacola, FL 32501**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

All of Lots 13, 14, 15, 16 and 17, inclusive, Block 110, East King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to plat of said City copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: **000S00-9010-013-110 and 000S00-9010-014-110**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-2-2018

TAX ACCOUNT NO.: 13-2038-001

CERTIFICATE NO.: 2015-8753

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2017 tax year.

Ray F. Sehweil
Sharihan Sehweil
1905 N. Spring St.
Pensacola, FL 32501

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

William A. Welch and
Bobby Dyer Welch, Trustees
of the William A. Welch Trust
and Bobby Dyer Welch Trust
dated 11-17-1993
4801 Rosemont Place
Pensacola, FL 32514

Performance Food Group, Inc.
12500 West Creek Pkwy.
Richmond, VA 23238

Certified and delivered to Escambia County Tax Collector,
this 9th day of October, 2017.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14002

October 9, 2017

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. That certain mortgage executed by Ray F. Sehweil and Sharihan Sehweil, husband and wife in favor of William A. Welch and Bobbie Lee Welch dated 09/28/2011 and recorded 10/05/2011 in Official Records Book 6771, page 452 of the public records of Escambia County, Florida, in the original amount of \$162,000.00. Assignment recorded in O.R.Book 6908, page 1218, to An undivided 50% interest to William A. Welch and Bobby Dyer Welch, as Trustees under the Revocable Living Trust Agreement of William A. Welch dated 11/17/1993, and An undivided 50% interest to Bobby Dyer Welch and William A. Welch, as Trustees under the Revocable Living Trust of Bobby Dyer Welch dated 11/17/1993.
2. Utility Lien filed by ECUA recorded in O.R. Book 7025,page 230 and 231.
3. Apparent Judgment filed by Performance Food Group, Inc. recorded in O.R.Book 7194, page 491.
4. Taxes for the year 2014-2016 delinquent. The assessed value is \$114,374.00. Tax ID 13-2038-001.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14002

October 9, 2017

000S009010014110 - Full Legal Description

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

ALSO DESCRIBED AS:

All of Lots 13, 14, 15, 16 and 17, inclusive, Block 110, East King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to plat of said City copyrighted by Thomas C. Watson in 1906.

18-045

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14002

October 9, 2017

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 10-09-1997, through 10-09-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Ray F. Sehweil and Sharihan Sehweil, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

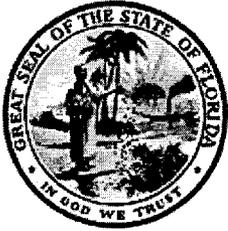
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

October 9, 2017

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 132038001 Certificate Number: 008753 of 2015

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="11/20/2017"/>
Months	6	4
Tax Collector	<input type="text" value="\$4,605.21"/>	<input type="text" value="\$4,605.21"/>
Tax Collector Interest	\$414.47	\$276.31
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,025.93	<input type="text" value="\$4,887.77"/> <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	<input type="text" value="\$477.00"/> <i>CH</i>
Postage	<input type="text" value="\$26.30"/>	<input type="text" value="\$26.30"/>
Researcher Copies	<input type="text" value="\$12.00"/>	<input type="text" value="\$12.00"/>
Total Redemption Amount	\$5,554.73	\$5,403.07
	Repayment Overpayment Refund Amount	<input type="text" value="\$151.66"/> <i>Redeemer</i>

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 # 2015 TD 008753

Redeemed Date 11/20/2017

Name WILLIAM A WELCH 4801 ROSEMONT PLACE PENSACOLA FL 32514

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$5,025.93
Postage = TD2	\$26.30
ResearcherCopies = TD6	\$12.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

File # 18-045

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
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**COUNTY OF ESCAMBIA
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 CENTURY**

CLERK TO THE BOARD OF
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 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 132038001 Certificate Number: 008753 of 2015**

Payor: WILLIAM A WELCH 4801 ROSEMONT PLACE PENSACOLA FL 32514 Date
 11/20/2017

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$5,025.93
		Postage	\$26.30
		Researcher Copies	\$12.00
		Total Received	\$5,554.73

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 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>**



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
13-2038-001	16		000S009010014110

PROPERTY ADDRESS:

1905 N SPRING ST

EXEMPTIONS:

HOMESTEAD EXEMPTION

SEHWEL RAY F &
SEHWEL SHARIHAN
1905 N SPRING ST
PENSACOLA, FL 32501

PRIOR YEAR(S) TAXES OUTSTANDING

18-045
15/8753

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	102,467	50,000	52,467	347.15
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	102,467	25,000	77,467	174.15
BY STATE LAW	4.3830	102,467	25,000	77,467	339.54
PENSACOLA	4.2895	102,467	50,000	52,467	225.06
WATER MANAGEMENT	0.0353	102,467	50,000	52,467	1.85
M.S.T.U. LIBRARY	0.3590	102,467	50,000	52,467	18.84
TOTAL MILLAGE	17.9313			AD VALOREM TAXES	\$1,106.59

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF B See Additional Legal on Tax Roll	SW STORMWATER	110.53
NON-AD VALOREM ASSESSMENTS		\$110.53

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$1,217.12

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	1,168.44	1,180.61	1,192.78	1,204.95	1,217.12

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

ACCOUNT NUMBER
13-2038-001
PROPERTY ADDRESS
1905 N SPRING ST

SEHWEL RAY F &
SEHWEL SHARIHAN
1905 N SPRING ST
PENSACOLA, FL 32501

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017
	1,168.44
AMOUNT IF PAID BY	Dec 31, 2017
	1,180.61
AMOUNT IF PAID BY	Jan 31, 2018
	1,192.78
AMOUNT IF PAID BY	Feb 28, 2018
	1,204.95
AMOUNT IF PAID BY	Mar 31, 2018
	1,217.12

DO NOT FOLD, STAPLE, OR MUTILATE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 2, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 08753, issued the 1st day of June, A.D., 2015 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:

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132038001 (18-045)

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

RAY F SEHWEIL and SHARIHAN SEHWEIL

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

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.

Personal Services:

SHARIHAN SEHWEIL
1905 N SPRING ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

RAY F SEHWEIL
1905 N SPRING ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1905 N SPRING ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 08753 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RAY F SEHWEIL 1905 N SPRING ST PENSACOLA, FL 32501	SHARIHAN SEHWEIL 1905 N SPRING ST PENSACOLA, FL 32501	
WILLIAM A WELCH AND BOBBY DYER WELCH, TRUSTEES OF THE WILLIAM A WELCH TRUST AND BOBBY DYER WELCH TRUST DATED 11/17/1993 4801 ROSEMONT PLACE PENSACOLA FL 32514		PERFORMANCE FOOD GROUP INC 12500 WEST CREEK PKWY RICHMOND VA 23238
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514		

WITNESS my official seal this 16th day of November 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 2, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS COLLATERAL** holder of **Tax Certificate No. 08753**, issued the **1st day of June, A.D., 2015** 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:

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132038001 (18-045)

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

RAY F SEHWEIL and SHARIHAN SEHWEIL

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 Tuesday** in the month of **January**, which is the **2nd day of January 2018**.

Dated this 16th day of November 2017.

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.

Personal Services:

SHARIHAN SEHWEIL
1905 N SPRING ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2017 NOV 15 5 22

RECEIVED

Redeemed
18-045

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV059921NON

Agency Number: 18-001955

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08753 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RAY F SEHWEIL AND SHARIHAN SEHWEIL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/16/2017 at 2:22 PM and served same on SHARIHAN SEHWEIL , at 11:10 AM on 11/27/2017 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 2, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 08753, issued the 1st day of June, A.D., 2015 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:

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132038001 (18-045)

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

RAY F SEHWEIL and SHARIHAN SEHWEIL

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

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.

Personal Services:

RAY F SEHWEIL
1905 N SPRING ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2017 NOV 15 P 2:22
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
18-045

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV059920NON

Agency Number: 18-001954

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08753 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RAY F SEHWEIL AND SHARIHAN SEHWEIL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/16/2017 at 2:22 PM and served same on RAY F SEHWEIL , in ESCAMBIA COUNTY, FLORIDA, at 11:10 AM on 11/27/2017 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: SHARIHAN SEHWEIL, WIFE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 2, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 08753, issued the 1st day of June, A.D., 2015 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:

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132038001 (18-045)

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

RAY F SEHWEIL and SHARIHAN SEHWEIL

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

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.

Post Property:

1905 N SPRING ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
NOV 16 2 25

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

18-045

Document Number: ECSO17CIV059904NON

Agency Number: 18-001928

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 08753 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE RAY F SEHWEIL AND SHARIHAN SEHWEIL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/16/2017 at 2:25 PM and served same at 9:30 AM on 11/20/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

RAY F SEHWEIL [18-045]
1905 N SPRING ST
PENSACOLA, FL 32501

9171 9690 0935 0128 2367 84

SHARIHAN SEHWEIL [18-045]
1905 N SPRING ST
PENSACOLA, FL 32501

9171 9690 0935 0128 2367 91

WILLIAM A WELCH TRUST AND
BOBBY DYER WELCH TRUST DATED
11/17/1993 [18-045]
4801 ROSEMONT PLACE
PENSACOLA FL 32514

9171 9690 0935 0128 2368 07

PERFORMANCE FOOD GROUP INC
[18-045]
12500 WEST CREEK PKWY
RICHMOND VA 23238

9171 9690 0935 0128 2368 14

ECUA [18-045]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 2368 21



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
 County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

01-02-2018 - TAX CERTIFICATE # 08753

in the CIRCUIT Court

was published in said newspaper in the issues of

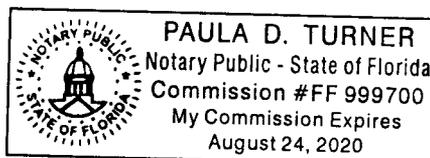
NOVEMBER 30 & DECEMBER 7, 14, 21, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT GREEZ LLC AND CIMON LLC PARTNERS CITIBANK NA AS COLLATERAL HOLDER OF Tax Certificate No. 08753, 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:

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DBG 10 MIN 50 SEC E 1/2 ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 09/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446 SECTION 00, TOWNSHIP 08, RANGE 00 W

TAX ACCOUNT NUMBER 132038001 (18-045)

The encumbrance of the said property under the said certificate issued was in the name of RAY F SEHWEL and SHARHAN SEHWEL

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT if you are a person with a disability who needs special accommodations in order to participate in this proceeding you are entitled to the provision of such accommodations. Please contact Emily Hogg one week before court days prior to the proceeding at Escambia County Government - Escambia County Courthouse, 500 S. 10th, Pensacola FL 32502. Telephone 904-495-8793.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)

By: Emily Hogg
 Deputy Clerk

caw-4w-11-30-12-07-14-21-2017



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 #: 13-2038-001 CERTIFICATE #: 2022-6856

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: January 15, 2005 to and including January 15, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025

Tax Account #: **13-2038-001**

1. The Grantee(s) of the last deed(s) of record is/are: **RAY F SEHWEIL AND SHARIHAN SEHWEIL**
By Virtue of Warranty Deed recorded 10/5/2011 in OR 6771/446

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 ServisFirst Bank recorded 10/14/2024 OR 9216/1708**
 - b. **Judgment in favor of Performance Food Group Inc recorded 7/10/2014 OR 7194/490**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 13-2038-001
Assessed Value: \$120,834.00
Exemptions: HOMESTEAD

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

January 16, 2025

Tax Account #:13-2038-001

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG NE COR OF LT 13 BLK 110 BELMONT TRACT S 00 DEG 10 MIN 50 SEC E ALG E LI OF BLK 72 11/100 FT FOR POB CONT SAME COURSE 78 07/100 FT TO SE COR OF LT 17 BLK 110 S 89 DEG 25 MIN 41 SEC W ALG S LI OF LT 17 123 81/100 FT TO SW COR OF LT 17 N 00 DEG 00 MIN 05 SEC E ALG W LI OF LT 17 76 14/100 FT N 89 DEG 27 MIN 43 SEC E 59 67/100 FT N 00 DEG 32 MIN 17 SEC W 2 FT N 89 DEG 27 MIN 43 SEC E 63 90/100 FT TO POB OR 6771 P 446

SECTION 00, TOWNSHIP 0 S, RANGE 00

TAX ACCOUNT NUMBER 13-2038-001(0525-59)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 10/05/2011 at 12:55 PM OR Book 6771 Page 446,
Instrument #2011069551, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1295.00

Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(850)438-0774

Return to: Grantee
Cons 18,600.00
File No.: 2101-2570874

WARRANTY DEED

This indenture made on **September 28, 2011** A.D., by

William A. Welch and Bobby Lee Welch, husband and wife

whose address is: **4801 Rosemont Place, Pensacola, FL 32514**
hereinafter called the "grantor", to

Ray F. Sehweil and Sharihan Sehweil, husband and wife

whose address is: **1905 North Spring Street, Pensacola, FL 32501**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

All of Lots 13, 14, 15, 16 and 17, inclusive, Block 110, East King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to plat of said City copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: **000S00-9010-013-110 and 000S00-9010-014-110**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
William A. Welch

[Signature]
Bobby Lee Welch

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Edith Garcia

[Signature]
Witness Signature

Print Name: Stephanie M. Ingram

State of FL

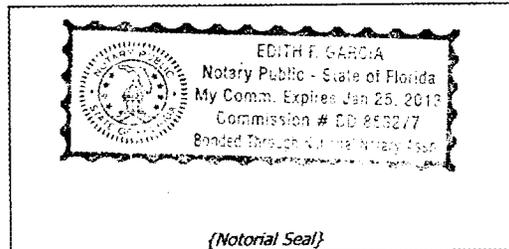
County of Escambia

The Foregoing Instrument Was Acknowledged before me on September 28, 2011, by William A. Welch and Bobby Lee Welch, husband and wife who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

(Printed Name)

My Commission expires: _____



Recorded in Public Records 10/14/2024 7:52 AM OR Book 9216 Page 1708,
Instrument #2024077968, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$69.50 MTG Stamps \$192.50 Int. Tax \$110.00

WHEN RECORDED MAIL TO:

SERVISFIRST BANK
2500 WOODCREST PLACE
BIRMINGHAM, AL 35209

SEND TAX NOTICES TO:

RAY F. SEHWEIL
SHARIHAN SEHWEIL
1905 N SPRING ST
PENSACOLA, FL 32501

This Mortgage prepared by:

Name: DANITA HARRIS DUDLEY
Company: ServisFirst Bank
Address: 2500 WOODCREST PLACE, BIRMINGHAM, AL 35209



000000000100155167%0745%10072024%#####

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$55,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated October 7, 2024, is made and executed between RAY F. SEHWEIL, whose address is 1905 N SPRING ST, PENSACOLA, FL 32501 and SHARIHAN SEHWEIL, whose address is 1905 N SPRING ST, PENSACOLA, FL 32501; Husband and Wife (referred to below as "Grantor") and ServisFirst Bank, whose address is 219 E. GARDEN STREET, SUITE 100, PENSACOLA, FL 32502 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA County, State of Florida:

See EXHIBIT A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 1905 N SPRING ST, PENSACOLA, FL 32501.

REVOLVING LINE OF CREDIT. This Mortgage secures the Indebtedness including, without limitation, a revolving line of credit under which, upon request by Grantor, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Grantor. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$55,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property

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shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Without otherwise limiting Grantor's covenants as provided herein, Grantor shall not without Lender's prior written consent, remove or permit the removal of sand, gravel or topsoil, or engage in borrow pit operations, or use or permit the use of the Property as a land fill or dump, or store, burn or bury or permit the storage, burning or burying of any material or product which may result in contamination of the Property or the groundwater or which may require the issuance of a permit by the Environmental Protection Agency or any state or local government agency governing the issuance of hazardous or toxic waste permits, or request or permit a change in zoning or land use classification, or cut or remove or suffer the cutting or removal of any trees or timber from the Property.

At its sole cost and expense, Grantor shall comply with and shall cause all occupants of the Property to comply with all Environmental Laws with respect to the disposal of industrial refuse or waste, and/or the discharge, processing, manufacture, generation, treatment, removal, transportation, storage and handling of Hazardous Substances, and pay immediately when due the cost of removal of any such wastes or substances from, and keep the Property free of any lien imposed pursuant to such laws, rules, regulations and orders.

Grantor shall not install or permit to be installed in or on the Property, friable asbestos or any substance containing asbestos and deemed hazardous by federal, state or local laws, rules, regulations or orders respecting such material. Grantor shall further not install or permit the installation of any machinery, equipment or fixtures containing polychlorinated biphenyls (PCBs) on or in the Property. With respect to any such material or materials currently present in or on the Property, Grantor shall promptly comply with all applicable Environmental Laws regarding the safe removal thereof, at Grantor's expense.

Grantor shall indemnify and defend Lender and hold Lender harmless from and against all loss, cost, damage and expense (including, without limitation, attorneys' fees and costs incurred in the investigation, defense and settlement of claims) that Lender may incur as a result of or in connection with the assertion against Lender of any claim relating to the presence or removal of any Hazardous Substance, or compliance with any Environmental Law. No notice from any governmental body has ever been served upon Grantor or, to Grantor's knowledge after due inquiry, upon any prior owner of the Property, claiming a violation of or under any Environmental Law or concerning the environmental state, condition or quality of the Property, or the use thereof, or requiring or calling attention to the need for any work, repairs, construction, removal, cleanup, alterations, demolition, renovation or installation on, or in connection with, the Property in order to comply with any Environmental Law; and upon receipt of any such notice, Grantor shall take any and all steps, and shall perform any and all actions necessary or appropriate to comply with the same, at Grantor's expense. In the event Grantor fails to do so, Lender may declare this Mortgage to be in default.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Subsequent Liens. Grantor shall not allow any subsequent liens or mortgages on all or any portion of the Property without the prior written consent of Lender.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Florida law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and

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shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of thirty (30) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain flood insurance, if available, for the maximum amount of Grantor's credit line and the full unpaid principal balance of any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program, from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations, or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

LENDER'S EXPENDITURES. If Grantor fails (A) to keep the Property free of all taxes, liens, security interests, encumbrances, and other claims, (B) to provide any required insurance on the Property, or (C) to make repairs to the Property then Lender may do so. If any action or proceeding is commenced that would materially affect Lender's interests in the Property, then Lender on Grantor's behalf may, but is not required to, take any action that Lender believes to be appropriate to protect Lender's interests. All expenses incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Credit Agreement from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Credit Agreement and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Credit Agreement; or (C) be treated as a balloon payment which will be due and payable at the Credit Agreement's maturity. The Mortgage also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Promises. All promises, agreements, and statements Grantor has made in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature and shall remain in full force and effect until such time as Grantor's Indebtedness is paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Notice of Proceedings. Grantor shall immediately notify Lender in writing should all or any part of the Property become subject to any condemnation or expropriation proceedings or other similar proceedings, including without limitation, any condemnation, confiscation, eminent domain, inverse condemnation or temporary requisition or taking of the mortgaged Property, or any part or parts of the Property. Grantor further agrees to promptly take such steps as may be necessary and proper within Lender's sole judgment and at Grantor's expense, to defend any such condemnation or expropriation proceedings and obtain the proceeds derived from such proceedings. Grantor shall not agree to any settlement or compromise or any condemnation or expropriation claim without Lender's prior written consent.

Lender's Participation. Lender may, at Lender's sole option, elect to participate in any such condemnation or expropriation proceedings and be represented by counsel of Lender's choice. Grantor agrees to provide Lender with such documentation as Lender may request to permit Lender to so participate and to reimburse Lender for Lender's costs associated with Lender's participation, including Lender's reasonable attorneys' fees.

Conduct of Proceedings. If Grantor fails to defend any such condemnation or expropriation proceedings to Lender's satisfaction, Lender may undertake the defense of such a proceeding for and on behalf of Grantor. To this end, Grantor irrevocably appoints Lender as Grantor's agent and attorney-in-fact, such agency being coupled with an interest, to bring, defend, adjudicate, settle, or otherwise compromise such condemnation or expropriation claims; it being understood, however, that, unless one or more Events of Default (other than the condemnation or expropriation of the Property) then exists under this Mortgage, Lender will not agree to any final settlement or compromise of any such condemnation or expropriation claim without Grantor's prior approval, which approval shall not be unreasonably withheld.

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Application of Net Proceeds. Lender shall have the right to receive all proceeds derived or to be derived from the condemnation, expropriation, confiscation, eminent domain, inverse condemnation, or any permanent or temporary requisition or taking of the Property, or any part or parts of the Property ("condemnation proceeds"). In the event that Grantor should receive any such condemnation proceeds, Grantor agrees to immediately turn over and to pay such proceeds to Lender. All condemnation proceeds, which are received by, or which are payable to either Grantor or Lender, shall be applied, at Lender's sole option and discretion, and in such manner as Lender may determine (after payment of all reasonable costs, expenses and attorneys' fees necessarily paid or incurred by Grantor and/or Lender), for the purpose of: (a) replacing or restoring the condemned, expropriated, confiscated, or taken Property; or (b) reducing the then outstanding balance of the Indebtedness, together with interest thereon, with such payments being applied in the manner provided in this Mortgage. Lender's receipt of such condemnation proceeds and the application of such proceeds as provided in this Mortgage shall not affect the lien of this Mortgage.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all intangible personal property taxes, documentary stamp taxes, fees, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax, including without limitation an intangible personal property tax, upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Credit Agreement; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refilled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Credit Agreement, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the Indebtedness when due, terminates the credit line account, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Grantor will be in default under this Mortgage if any of the following happen: (A) Grantor commits fraud or makes a material misrepresentation at any time in connection with the Credit Agreement. This can include, for example, a false statement about Grantor's income, assets, liabilities, or any other aspects of Grantor's financial condition. (B) Grantor does not meet the repayment terms of the Credit Agreement. (C) Grantor's action or inaction adversely affects the collateral or Lender's rights in the collateral. This can include, for example, failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling, creation of a senior lien on the dwelling without Lender's permission, foreclosure by the holder of another lien, or the use of funds on the dwelling for prohibited purposes.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness

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due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Credit Agreement or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender will give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies. All of Lender's rights and remedies will be cumulative and may be exercised alone or together. An election by Lender to choose any one remedy will not bar Lender from using any other remedy. If Lender decides to spend money or to perform any of Grantor's obligations under this Mortgage, after Grantor's failure to do so, that decision by Lender will not affect Lender's right to declare Grantor in default and to exercise Lender's remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Credit Agreement rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. Any person may change his or her address for notices under this Mortgage by giving written notice to the other person or persons, specifying that the purpose of the notice is to change the person's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors. It will be Grantor's responsibility to tell the others of the notice from Lender.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. What is written in this Mortgage and in the Related Documents is Grantor's entire agreement with Lender concerning the matters covered by this Mortgage. To be effective, any change or amendment to this Mortgage must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Florida without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Florida.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of ESCAMBIA County, State of Florida.

Joint and Several Liability. All obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each Grantor signing below is responsible for all obligations in this Mortgage.

No Waiver by Lender. Grantor understands Lender will not give up any of Lender's rights under this Mortgage unless Lender does so in writing. The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Grantor will not have to comply with the other provisions of this Mortgage. Grantor also understands that if Lender does consent to a request, that does not mean that Grantor will not have to get Lender's consent again if the situation happens again. Grantor further understands that just because Lender consents to one or more of Grantor's requests, that does not mean Lender will be required to consent to any of Grantor's future requests. Grantor waives presentment, demand for payment, protest, and notice of dishonor.

Severability. If a court finds that any provision of this Mortgage is not valid or should not be enforced, that fact by itself will not mean that the rest of this Mortgage will not be valid or enforced. Therefore, a court will enforce the rest of the provisions of this Mortgage even if a provision of this Mortgage may be found to be invalid or unenforceable.

Non-Liability of Lender. The relationship between Grantor and Lender created by this Mortgage is strictly a debtor and creditor relationship and not fiduciary in nature, nor is the relationship to be construed as creating any partnership or joint venture between Lender and Grantor. Grantor is exercising Grantor's own judgment with respect to Grantor's business. All information supplied to Lender is for Lender's protection only and no other party is entitled to rely on such information. There is no duty for Lender to review, inspect, supervise or inform Grantor of any matter with respect to Grantor's business. Lender and Grantor intend that Lender may reasonably rely on all information supplied by Grantor to Lender, together with all representations and warranties given by Grantor to Lender, without investigation or confirmation by Lender and that any investigation or failure to investigate will not diminish Lender's right to so rely.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waive Jury. All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage:

Borrower. The word "Borrower" means SHARIHAN SEHWEL and RAY F. SEHWEL and includes all co-signers and co-makers signing

**MORTGAGE
(Continued)**

Loan No: 100155167

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the Credit Agreement and all their successors and assigns.

Credit Agreement. The words "Credit Agreement" mean the credit agreement dated October 7, 2024, with credit limit of \$55,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE CREDIT AGREEMENT CONTAINS A VARIABLE INTEREST RATE.**

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean individually, collectively, and interchangeably any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means RAY F. SEHWEIL and SHARIHAN SEHWEIL.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Credit Agreement or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Credit Agreement or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means ServisFirst Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Credit Agreement.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X 
RAY F. SEHWEIL

X 
SHARIHAN SEHWEIL

Loan No: 100155167

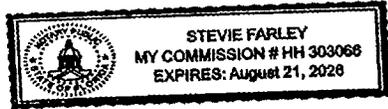
MORTGAGE (Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Escambia) SS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 7th day of October, 2024 by RAY F. SEHWEL, who is personally known to me or who has produced FL Drivers License as identification.



Stevie Farley (Signature of Person Taking Acknowledgment)
(Name of Acknowledger Typed, Printed or Stamped)
(Title or Rank)
(Serial Number, if any)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Escambia) SS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 7th day of October, 2024 by SHARIHAN SEHWEL, who is personally known to me or who has produced FL Drivers License as identification.



Stevie Farley (Signature of Person Taking Acknowledgment)
(Name of Acknowledger Typed, Printed or Stamped)
(Title or Rank)
(Serial Number, if any)

BK: 9216 PG: 1715 Last Page

EXHIBIT A

Commence at the Northeast corner of Lot 13, Block 110, BELMONT TRACT, CITY OF PENSACOLA, Escambia County, Florida, according to plat of said city copyrighted by Thomas C. Watson in 1906; thence go South 00 degrees 10 minutes 50 seconds East along the East line of said Block 110 for a distance of 72.11 feet to the Point of Beginning; thence continue South 00 degrees 10 minutes 50 seconds East along said East line of Block 110 for a distance of 78.07 feet to the Southeast corner of Lot 17, Block 110, said Belmont Tract; thence go South 89 degrees 25 minutes 41 seconds West along the South line of said Lot 17 for a distance of 123.81 feet to the Southwest corner of said Lot 17; thence go North 00 degrees 00 minutes 05 seconds East along the West line of said Lot 17 and a projection thereof for a distance of 76.14 feet; thence go North 89 degrees 27 minutes 43 seconds East for a distance of 59.67 feet; thence go North 00 degrees 32 minutes 17 seconds West for a distance of 2.00 feet; thence go North 89 degrees 27 minutes 43 seconds East for a distance of 63.90 feet to the Point of Beginning.

The above-described parcel also known as a portion of Lot 15 and all of Lots 16 and 17, Block 110, BELMONT TRACT, CITY OF PENSACOLA, Escambia County, Florida, according to plat of said city copyrighted by Thomas C. Watson in 1906.

Recorded in Public Records 07/10/2014 at 12:39 PM OR Book 7194 Page 490, Instrument #2014048561, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 15267169 Electronically Filed 06/26/2014 11:07:44 AM

IN THE COUNTY COURT OF THE 1st JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

PERFORMANCE FOOD GROUP, INC.
a Georgia corporation,

Plaintiff,

Vs.

SHORT STOP PANTRY, INC. and
RAY F. SEHWEIL, Individually

Defendants.

CIVIL DIVISION
Case No.: 2014 CC 000989

2014 JUN 30 P 2:18

FINAL JUDGMENT

Pursuant to the parties Joint Stipulation for Entry of Consent Judgment, it is **ORDERED and ADJUDGED**, that final judgment is hereby entered, jointly and severally, against defendants, SHORT STOP PANTRY, INC., 707 N. Pace Blvd., Unit C, Pensacola, FL 32505, and RAY F. SEHWEIL, Individually, 1095 N. Spring Street, Pensacola, FL 32505, and in favor of the Plaintiff, PERFORMANCE FOOD GROUP, INC., 12500 West Creek Parkway, Richmond, VA 23238 in the amount of \$15,000.00, for which let execution issue.

ORDERED at Pensacola, Florida on the 27 day of June, 2014.



JUDGE PRESIDING

{Client Files/7053/4053FL/ORD/00035879.DOCX /}