

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1125-36

ran 1. Tax Deed	Application Infor	**************************************						
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540					cation date	Apr 21, 2025	
Property description	VANSHI LLC 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 3 N NEW WARRINGTON RD 07-4117-276 BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW (Full legal attached.)					ficate #	2023 / 3402 06/01/2023	
·						certificate issued		
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed	Appli	cation		
Column 1 Certificate Numbe	Colum	n 2	C	column 3 count of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/3402	06/01/2	023		13,639.86		681.99	14,321.85	
						→Part 2: Total*	14,321.85	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	Other than Co	unty)			
Column 1 Certificate Number			Column 4 Tax Collector's	Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)		
#/				·		- A 7.4H	0.00	
D - 4 - T - D II						Part 3: Total*	0.00	
arania dalaman manasa di manasa di manasa di	ector Certified Am				in record	d by applicant	14,321.85	
i. Cost of all cert	ificates in applicant's	possessio	in and othe			of Parts 2 + 3 above)	14,321.00	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						13,916.29	
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collector un	der s.197.5	542, F.S. (s	see Tax Collecto	or Instr	uctions, page 2)	0.00	
7.					To	tal Paid (Lines 1-6)	28,613.14	
	nformation is true and d that the property in				y infon	mation report fee, ar	nd tax collector's fees	
D	XX					Escambia, Florid	а	
Sign here:	ature. The Collector or Des	ianee		-		Date <u>April 24th, 2</u>	2025	
Sign		·2·100						

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

Par	art 5: Clerk of Court Certified Amounts (Lines 8-14)	males y a company of the second
8.	8. Processing tax deed fee	
9.	9. Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	2. Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	4. Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	6. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	ign here: Date of sale11/05/2025	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500331

To: Tax Collector of <u>ES</u>	CAMBIA COUNTY	_, Florida	
l, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176- hold the listed tax certificate		same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
07-4117-276	2023/3402	06-01-2023	BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183
pay all delinquentpay all Tax CollectSheriff's costs, if a	nding tax certificates plus in and omitted taxes, plus in tor's fees, property informa applicable. tificate on which this applic	iterest covering th	
Electronic signature on file KEYS FUNDING LLC - 20 PO BOX 71540 PHILADELPHIA, PA 19	023 176-1540		04-21-2025 Application Date
Annlie	ant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

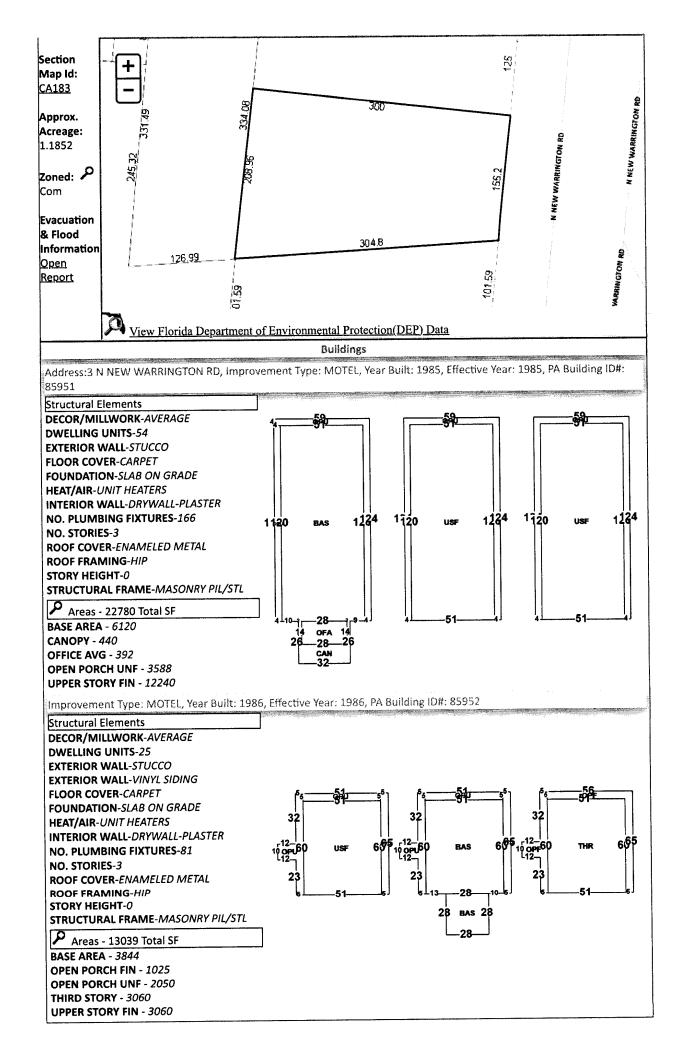
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Account: 074117276 2024 \$144,900 \$782,955 \$927,855 \$927 Owners: VANSHI LLC 2023 \$126,000 \$774,679 \$900,679 \$894	Nav. Mod	de Account OParcel ID	7					Printer Fri	endly Version
Account: 074117276 Owners: VANSHI LLC Mail: 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 Situs: 3 N NEW WARRINGTON RD 32506 Use Code: HOTEL/MOTEL P Tax Estimator Tax Estimator Tax Estimator Change of Address Change of Address Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey Download Income & Expense Survey 2024 Certified Roll Exemptions None Egal Description 8EG AT SEC CR OF PARCEL B TWIN OAKS VILLAS PB 8 P 86 03/18/2014 7148 1304 \$2,350,000 WD Y 03/24/2010 6575 394 \$1,405,000 WD Y 00/1985 2026 46 \$150,000 WD Y Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller 2024 \$144,900 \$782,955 \$927,855 \$9	General Infor	mation	****		Assessi	ments			
Owners: VANSHI LLC Mail: 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 Situs: 3 N NEW WARRINGTON RD 32506 Use Code: HOTEL/MOTEL Parking COUNTY MSTU Authority: Open Tax Inquiry Window Tax Inquiry: Open Tax Inquiry Window Tax Inquiry: Open Tax Inquiry Window Tax Inquiry Iink courtesy of Scott Lunsford Escambia County Tax Collector Sale Data Book Page Value Type Multi Parcel 02/02/2016 7473 943 \$2,925,100 WD Y DO3/18/2014 7148 1304 \$2,350,000 WD Y DO3/18/2014 7148 1304 \$2,350,000 WD Y DO3/18/2016 6575 394 \$1,405,000 WD Y DO3/18/2016 6575 394 \$1,405,000 WD Y DO3/18/2016 County Clerk of the Circuit Court and Comptroller Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Tax Estimator Change of Address Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey Download Income & Expense Survey Doyla Certified Roll Exemptions None Legal Description BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 85 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON Extra Features ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE PAVING ELEVATOR IRON FENCE POOL WOOD FENCE	Parcel ID:	372S305002001057			Year	Land	Imprv	Total	<u>Cap Val</u>
Mail: 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 Situs: 3 N NEW WARRINGTON RD 32506 Use Code: HOTEL/MOTEL Units: 79 Taxing COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data Type List: Sale Date Book Page Value Type Multi Parcel 02/02/2016 7473 943 \$2,925,100 WD Y 03/18/2014 7148 1304 \$2,350,000 WD Y 03/24/2010 6575 394 \$1,405,000 WD Y 02/1985 2026 46 \$150,000 WD N Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller 2022 \$71,820 \$740,937 \$812,757 \$812 Disclaimer Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey 2024 Certified Roll Exemptions None Legal Description BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 85 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON Extra Features ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE PAVING ELEVATOR IRON FENCE POOL WOOD FENCE	Account:	074117276			2024	\$144,900	\$782,955	\$927,855	\$927,85
PENSACOLA, FL 32506 Situs: 3 N NEW WARRINGTON RD 32506 Use Code: HOTEL/MOTEL Units: 79 Taxing Authority: 79 Taxing COUNTY MSTU Ax Inquiry: Open Tax Inquiry Window Tax Inquiry: Open Tax Collector Tax County Tax Collector Sales Data Type List: P Sale Date Book Page Value Type Parcel 02/02/2016 7473 943 \$2,925,100 WD Y 03/18/2014 7148 1304 \$2,350,000 WD Y 03/24/2010 6575 394 \$1,405,000 WD Y 03/24/2010 6575 394 \$1,405,000 WD Y Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller PENSACOLA, FL 32506 Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey 2024 Certified Roll Exemptions None Legal Description BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON Extra Features ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE PAVING ELEVATOR IRON FENCE POOL WOOD FENCE	Owners:	VANSHI LLC			2023	\$126,000	\$774,679	\$900,679	\$894,032
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Parcel Information Launch Interactive					WOOD	FENCE			
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3/22/2019 12:00:00 AM

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

Last Updated:05/15/2025 (tc.1513)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035988 5/16/2025 9:40 AM
OFF REC BK: 9318 PG: 1289 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03402**, issued the **1st** day of **June**, **A.D.**, **2023** 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 AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074117276 (1125-36)

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

VANSHI LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025.**

Dated this 16th day of May 2025.

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.

COMPTRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED	THE ATTACHED REPORT IS ISSUED TO:							
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR								
TAX ACCOUNT	#: 07-4117-276	CERTIFICATE #: _	2023-3	402				
REPORT IS LIMI	NOT TITLE INSURANCE. THI TED TO THE PERSON(S) EXPI REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED E	BY NAME IN TH	E PROPERTY				
listing of the owner tax information an	ort prepared in accordance with the er(s) of record of the land describe and a listing and copies of all open corded in the Official Record Book on page 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem s and				
and mineral or any	bject to: Current year taxes; taxes a subsurface rights of any kind or a verlaps, boundary line disputes.							
	not insure or guarantee the validity nsurance policy, an opinion of titl							
Use of the term "R	Report" herein refers to the Proper	ty Information Report an	d the documents a	attached hereto.				
Period Searched:	August 8, 2005 to and include	ling August 8, 2025	_ Abstractor:	Pam Alvarez				
BY								
Malal	Jekl/							

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 07-4117-276

1. The Grantee(s) of the last deed(s) of record is/are: VANSHI LLC

By Virtue of Warranty Deed recorded 2/3/2016 in OR 7473/943

- 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 the Administrator of the U S Small Business Administration recorded 11/10/2020 OR 8401/1474
 - b. Nuisance Abatement Lien in favor of Escambia County recorded 12/11/2024 OR 9243/699
 - c. Notice of Lien for Municipal Gas Services in favor of City of Pensacola recorded 8/13/2024 OR 9188/918
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-4117-276 Assessed Value: \$927,855.00

Exemptions: NONE

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

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

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

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

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

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICA	TION.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HUI.	INVIE	/	VINIALION	INCI ON I	TUNIDA

TAX DEED SALE DATE:	NOV 5, 2025
TAX ACCOUNT #:	07-4117-276
CERTIFICATE #:	2023-3402
In compliance with Section 197.522, Florida Statutes, those persons, firms, and/or agencies having legal inteproperty. The above-referenced tax sale certificate is bale.	rest in or claim against the above-described
YES NO ☐ Notify City of Pensacola, P.O. Box 12910 ☐ Notify Escambia County, 190 Government Homestead for 2024 tax year.	£ .
VANSHI LLC 3 N NEW WARRINGTON RD PENSACOLA, FL 32506	VANSHI LLC 978 VASTAVIA WAY GULF BREEZE, FL 32563
ENVIRONMENTAL ENFORCEMENT DIVISION ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA, FL 32505	US SMALL BUSINESS ADMINISTRATION 2 NORTH 20TH STREET SUITE 320 BIRMINGHAM, AL 35203

Certified and delivered to Escambia County Tax Collector, this 11th day of August 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

August 11, 2025 Tax Account #:07-4117-276

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4117-276(1125-36)

Recorded in Public Records 02/03/2016 at 04:17 PM OR Book 7473 Page 943, Instrument #2016008115, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$20475.70

Prepared by and return to: Scott C. Bridgford Attorney at Law Fountain, Schultz & Associates, P.L. 2045 Fountain Professional Ct Suite A Navarre, FL 32566 850-939-3535

File Number: 15-00818.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of February, 2016 between Shubham Hospitality, L.L.C., a Florida limited liability company whose post office address is 2590 Augusta Drive, Whitehall, PA 18052, grantor, and Vanshi, L.L.C., a Florida limited liability company whose post office address is 3 North New Warrington Rd., Pensacola, FL 32506, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "B", TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 155.20 FEET; THENCE NORTH 86 DEGREES 63 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 208.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LOUISVILLE RAILROAD (200 FOOT RIGHT OF WAY); THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN AT A 6 INCH CONCRETE MONUMENT MARKED "INTERSECTION OF THE EAST BOUNDARY OF CORRY FIELD AND THE NORTH BOUNDARY OF THE FRISCO SYSTEM RIGHT-OF-WAY"; THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM- ALSO BEING THE SOUTH BOUNDARY OF TWIN OAKS VILLAS SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 8, AT PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA- FOR A DISTANCE OF 1,204.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 101.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FRISCO SYSTEMS; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM-ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CORRY FIELD ENTRANCE ROAD (60 FOOT RIGHT OF WAY)- FOR A DISTANCE OF 1,169.19 FEET TO THE EAST BOUNDARY OF CORRY FIELD; THENCE NORTH 16 DEGREES 17 MINUTES 60 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID CORRY FIELD FOR 101.55 FEET TO POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "B", TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 57, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8 AT PAGE 89 OF THE PUBLIC RECORDS OF SAID

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COUNTY; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD (100° R/W) FOR A DISTANCE OF 431.79 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 229.13 FEET TO A POINT 470.00 FEET AND NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST FROM THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 02 DEGREES 57 MINUTES EAST FOR A DISTANCE OF 262.31 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 191.51 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 38.99 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 245.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1.38 ACRES, MORE OR LESS AND ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

Parcel Identification Number: 372S305002000057 & 372S305002001057

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2015.

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

Signed, sealed and delivered in our presence:

Shubham Hospitality, L.L.C., a Florida limited liability company

Witness Name: Delky Anno Classes

By: Patel, Manager

Witness Name: Name: Name: Name Links

(Corporate Seal)

State of Florida
County of Scarle Rosa

The foregoing instrument was acknowledged before me this day of February, 2016 by Bhavesh C. Patel, Manager of Shubham Hospitality, L.L.C., a Florida limited liability company, on behalf of the corporation. He [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

| Notary Public | State of Florida | Printed Name: | My Comm. Expires Dec 16, 2018 | Commission # FF 152395 | My Commission Expires:

Warranty Deed - Page 2 Double Times

Bonded Theough National Notary Assn

Recorded in Public Records 11/10/2020 10:02 AM OR Book 8401 Page 1474, Instrument #2020096173, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$69.50 MTG Stamps \$1,832.25

MAIL ANY NOTICE OF DEFAULT TO: U.S. SMALL BUSINESS ADMINISTRATION 2 North 20th Street, Suite 320 Birmingham, AL 35203

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED MAIL TO: ANDREW NEUBAUER, Attorney U.S. SMALL BUSINESS ADMINISTRATION 14925 Kingsport Road Fort Worth, TX 76155-2243 (800) 366-6303

VANSHI, LLC 2001396380 / EIDL 8822728207

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE (Direct)

This mortgage made and entered into this 4th day of November, 2020, by and between VANSHI, LLC, 3 N NEW WARRINGTON ROAD, PENSACOLA, FL 32506 (hereinafter referred to as mortgagor) and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 2 North 20th Street, Suite 320, Birmingham, AL 35203.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgager does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of ESCAMBIA, State of Florida.

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness."

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above

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described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal and interest as set forth above; (2) Payment of any and all obligations and liability, which are now due or may hereafter become due from Mortgagor; (3) Performance of each agreement of Mortgagor hereincontained; (4) Payment of all sums to be paid to Mortgagee pursuant to the terms hereof.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated **November 3, 2020** in the principal sum of \$523,500.00 and maturing on **November 3, 2035**.

- 1. The mortgagor covenants and agrees as follows:
- a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
- b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.
- c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.
- d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.
- e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

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- f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.
- g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.
- h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.
- i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.
- j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.
 - k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.
- 2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.
- 3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible

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without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisement (the mortgager having waived and assigned to the mortgagee all rights of appraisement):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal [, county, or city/or Commonwealth] courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

- 4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.
- 5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisement.
- 6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and

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shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

- 7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.
- 8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.
- 9. In compliance with section 101.106 of the Rules and Regulations of the U.S. Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law. This Mortgage is to be construed and enforced in accordance with Federal law. Mortgagor hereby waives any rights or immunity purportedly conferred by Commonwealth law limiting Mortgagee's right to a deficiency judgement after either a judicial foreclosure or a foreclosure under the power of sale referred to above.
- 10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.
- 11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 3 N NEW WARRINGTON ROAD, PENSACOLA, FL 32506 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 2 North 20th Street, Suite 320, Birmingham, AL 35203.

If any one or more of the provisions contained in this Mortgage shall for any reason be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage.

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IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

The foregoing instrument was acknowledged before me this \(\begin{align*} \begin{align*} \delta & \de

Notary Public

Notary Public Printed Name

My Commission Expires:_____

Limited Liability Entity Execution:

VANSHI, LLC

PRITE PHATIMAR PATEL, MEMBER



as identification.

2001396380/EIDL 8822728207

EXHIBIT "A"

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA TO-WIT:

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL 'B', TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH03 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 155.20 FEET; THENCE NORTH86 DEGREES 03 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 208.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LOUISVILLE RAILROAD (200 FOOT RIGHT OF WAY); THENCE NORTH83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN ATA 6 INCH CONCRETE MONUMENT MARKED 'INTERSECTION OF THE EAST BOUNDARY OF CORRY FIELD AND THE NORTH BOUNDARY OF THE FRISCO SYSTEM RIGHT-OF-WAY'; THENCE NORTH83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM- ALSO BEING THE SOUTH BOUNDARY OF TWIN OAKS VILLAS SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 8, AT PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA-FOR A DISTANCE OF 1.204.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT-OF-WAY); THENCE SOUTH03 DEGREES 56 MINUTES 45 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 101.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FRISCO SYSTEMS; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM-ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CORRY FIELD ENTRANCE ROAD (60 FOOT RIGHT OF WAY)- FOR A DISTANCE OF 1,169.19 FEET TO THE EAST BOUNDARY OF CORRY FIELD; THENCE NORTH16 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID CORRY FIELD FOR 101-55 FEET TO POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST. ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 'B', TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 57, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8ATPAGE 89 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD (100 FEET R/W) FOR A DISTANCE OF 431.79 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 229,13 FEET TO A POINT470.00 FEET AND NORTH 89 DEGREES 47 MINUTES IS SECONDS EAST FROM THE

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EXHIBIT "A" CONTINUED

SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE NORTH 02 DEGREES 57 MINUTES EAST FOR A DISTANCE OF 262.31 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 191.51 FEET; THENCE SOUTH86 DEGREES 08 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 38.99 FEET; THENCE SOUTH03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 24532 FEET TO THE POINT OF BEGINNING. CONTAINING 1.38 ACRES, MORE OR LESS AND ALL LYING AND BEING IN SECTION37, TOWNSHIP 2 SOUTH. RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

More commonly known as: 3 N NEW WARRINGTON ROAD, PENSACOLA, FL 32506

Recorded in Public Records 12/11/2024 1:42 PM OR Book 9243 Page 699, Instrument #2024093058, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

> This document prepared by: Escambia County, Florida Environmental Enforcement Division Escambia County Central Office Complex 3363 West Park Place Pensacola, FL 32505 (850) 595-1820

CE:21116299N

NOTICE OF LIEN (Nuisance Abatement)

STATE OF FLORDIA COUNTY OF ESCAMBIA

This lien is imposed by the Office of Environmental Enforcement Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-196-42-198, Escambia County Code of Ordinances, on property owned by LLC VANSHI located at 210 CHIEFS WAY and more particularly described as:

PR#372S305002000057

Legal Description

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DE G 47 MIN 15 SEC W ALG NLY R/W LI ST LOUIS & FRISCO RR (100 F T R/W) 431 79/100 FT FOR POB C ONT S 83 DEG 47 MIN 15 SEC W 2...

A field investigation by the Office of Environmental Enforcement was conducted on 10/29/2024 and revealed that the property was in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: Sec. 42-196(d), Sec. 42-196(a)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$5260.00		
Administrative costs	\$0.00		
Total	\$5260.00		

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The principal amount of this lien shall bear interest at a rate 6% per annum; provided, however, that no interest should accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose lines in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 10th day of December 2024 by the County Administrator, Wesley J. Moreno as authorized by the Escambia County Board of County Commissioners.

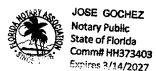
ESCAMBIA COUNTY, FLORDIA

Witness Legia Lung

By: Wesley J. Moreno, County Administrator 221 Palafox Place, Suite 420 Pensacola, FL 32502

STATE OF FLORDIA COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 10th day of December, 2024, by Wesley J. Moreno, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (1) is personally known to me or (1) has produced current 1.



Insa Goods or

(Notary Seal)

Printed Name of Notary Public

Recorded in Public Records 8/13/2024 2:13 PM OR Book 9188 Page 918, Instrument #2024061610, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00





This instrument was prepared by and is to be returned to: City of Pensacola / Pensacola Energy Utility Lien Services P.O. Box 12910 Pensacola, Florida 32521-0044

Tax Parcel ID No.: 372S305002001057

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: VANSHI LLC

Legal description: BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183 More commonly known as: 3 1/2 NEW WARRINGTON RD

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, this lien shall be void and of no effect.

The total amount due the City of Pensacola through August 30, 2024 is \$401.46, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, VANSHI LLC, 3 NEW WARRINGTON RD PENSACOLA FL 32506 via certified mail return receipt requested and regular U.S. mail.

CITY OF PENSACOLA, a Florida municipal corporation

BY: Madden

STATE OF FLORIDA COUNTY OF ESCAMBIA

[Notary Seal]

MARIAM A. WATERS
Commission # HH 316913
Expires September 27, 2026

Notary Public - State of Florida

Customer Service Division | PO Box 12910, Pensacola, FL 32521 | 850.435.1800 | PensacolaEnergy.Com



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company

VANSHI, L.L.C.

Filing Information

Document Number L15000176102
FEI/EIN Number APPLIED FOR
Date Filed 10/15/2015

State FL

Status ACTIVE

Last Event LC AMENDMENT

Event Date Filed 05/23/2017
Event Effective Date NONE

Principal Address

3 NORTH NEW WARRINGTON ROAD

PENSACOLA, FL 32506

Mailing Address

978 Vestavia Way Gulf Breeze, FL 32563

Changed: 01/18/2024

Registered Agent Name & Address

SCHULTZ, KERRY ANNE 2777 Gulf Breeze Parkway GULF BREEZE, FL 32563

Address Changed: 01/18/2024

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, PRITESH M 978 Vestavia Way Gulf Breeze, FL 32563

Annual Reports

Report Year Filed Date

2023	01/06/2023
2024	01/18/2024
2025	02/05/2025

Document Images

02/05/2025 ANNUAL REPORT	Visw image in PDF format
61/18/2024 ANNUAL REPORT	View image in PDF format
01/06/2023 ANNUAL REPORT	View image in PDF format
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02/13/2018 ANNUAL REPORT	View image in PDF format
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03/15/2017 ANNUAL REPORT	View image in PDF format
01/08/2016 ANNUAL REPORT	View image in POF format
10/15/2015 Florida Limited Liability	View image in PDF format



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 074117276 Certificate Number: 003402 of 2023

Date Of Redemption	8/26/2025	a		
Clerk's Check	1	Clerk's Total	\$795.60	
Postage	\$0.00	Tax Deed Court	Registry \$761.60	
Payor Name	SCHULTZ LAW G 2777 GULF BRE GULF BREEZE F	CEZE PARKWAY		Ŷ
Notes	850-754-1600			^
_	Submit	Reset Print		STATE OF THE STATE