

Filing # 95226316 E-Filed 09/05/2019 03:09:24 PM

**IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION**

CENTENNIAL BANK, successor-by-merger to
Florida Traditions Bank,

Plaintiff,

vs.

Case No.: _____

Division: _____

SHO-ME NUTRICEUTICALS ACQUISITION
COMPANY, a Florida corporation, a/k/a Sho-Me
Nutriceuticals Acquisition, Inc., a Florida
corporation; DYNAMIC PHARMACEUTICALS,
INC., a Florida corporation; CHRISTOPHER
RECKNER; UNKNOWN TENANT #1;
UNKNOWN TENANT #2; UNKNOWN TENANT
#3; UNKNOWN TENANT #4; and ALL
UNKNOWN PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR AGAINST A
NAMED DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,

Defendants.

_____ /

NOTICE OF LIS PENDENS

**TO ALL OF THE ABOVE NAMED AND ALL OTHERS WHOM IT MAY CONCERN:
YOU ARE HEREBY NOTIFIED OF THE FOLLOWING:**

(a) The plaintiff has instituted this action against the above-referenced defendants to foreclose that certain Leasehold Mortgage and Security Agreement and that certain Second Leasehold Mortgage and Security Agreement with respect to the leasehold interest in the real property described as follows:

The land referred to herein below is situated in the County of HERNANDO, State of Florida, and described as follows:

Parcel 1:

A leasehold estate created by that certain Ground Lease dated November 6, 2001, by and between Hernando County, a political subdivision of the State of Florida, Lessors, and Sho-Me Nutraceuticals Acquisition Company, a Florida corporation, Lessee, recorded November 13, 2001, in Official Records Book 1472, Page 1237; and as amended by Amendment to Lease Agreement dated September 18, 2012, recorded September 20, 2012, in Official Records Book 2938, Page 1300; and as affected by Consent to Mortgage of Leasehold Interest recorded in Official Records Book 2939, Page 1598; and by Collateral Assignment of Leases recorded in Official Records Book 2939, Page 1602, of the public records of Hernando County, Florida, demising the following described lands, to wit:

Lot 58, HERNANDO COUNTY AIRPORT INDUSTRIAL PARK UNIT 1, according to the plat thereof recorded in Plat Book 17, Pages 80 through 83, inclusive, of the public records of Hernando County, Florida.

Parcel 2:

A leasehold estate created by that certain Ground Lease dated March 12, 2001, by and between Hernando County, a political subdivision of the State of Florida, Lessors, and Sho-Me Nutraceuticals Acquisition Company, a Florida corporation, Lessee, recorded March 19, 2001, in Official Records Book 1402, Page 1150; and as amended by Amendment to Lease Agreement dated September 18, 2012, recorded September 20, 2012, in Official Records Book 2938, Page 1301; and as affected by Consent to Mortgage of Leasehold Interest recorded in Official Records Book 2939, Page 1594; and by Collateral Assignment of Leases recorded in Official Records Book 2939, Page 1602, of the public records of Hernando County, Florida, demising the following described lands, to wit:

Lot 59, HERNANDO COUNTY AIRPORT INDUSTRIAL PARK UNIT 1, according to the plat thereof recorded in Plat Book 17, Pages 80 through 83, inclusive, of the public records of Hernando County, Florida.

Parcel 3:

A leasehold estate created by that certain Ground Lease dated July 10, 2012, by and between Hernando County, a political subdivision of the State of Florida, Lessors, and Dynamic Pharmaceuticals, Inc., a Florida corporation, Lessee, recorded July 17, 2012, in Official Records Book 2921, Page 763, together with Warranty Deed recorded in Official records Book 2938, Page 1299; and as affected by Consents to Mortgage of Leasehold Interest recorded in Official Records Book 2929, Page 1609 and Official Records Book 2939, Page 1590, of the public records of Hernando County, Florida, demising the following described lands, to wit:

Lot 65, HERNANDO COUNTY AIRPORT INDUSTRIAL PARK UNIT 1, according to the plat thereof recorded in Plat Book 17, Pages 80 through 83, inclusive, of the public records of Hernando County, Florida.

(b) The plaintiff in this action is CENTENNIAL BANK, successor-by-merger to Florida Traditions Bank.

(c) The case number of the action is as shown in the caption.

(d) The date of institution of this action is September 5, 2019.

(e) The real property that is the subject matter of this action is in Hernando County, Florida and is described in paragraph (a) above.

(f) The Leasehold Mortgage and Security Agreement was recorded on September 24, 2012 in Official Records Book 2939, Page 1575, Public Records of Hernando County, Florida. The Second Leasehold Mortgage and Security Agreement was recorded on September 24, 2012 in Official Records Book 2939, Page 1625, Public Records of Hernando County, Florida.

Date: September 5, 2019

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No.: 0764698
gdavis@trenam.com / bshepard@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN,
FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Telephone: (727) 896-7171
Facsimile: (727) 822-8048
Attorneys for Plaintiff