

15. The PLAINTIFF is entitled to a reformation of the MORTGAGE to correct the legal description of the lands described therein, and encumbered thereby, so that the MORTGAGE describes and encumbers the PROPERTY, and reads as provided by the revised legal descriptions of Parcels D and E, along with Parcel C, of MJW RANCH, in Exhibit-C to the COFFIN AFFIDAVIT, as follows:

Parcel C: (According to the M J W Ranch plat)

The East 412 feet of the North 192 feet of the South 572.00 feet of the SE 1/4 of the SE 1/4 AND the South 380 feet of the West 100 feet of the East 412 feet of the SE 1/4 of the SE 1/4 of Section 17, Township 23 South, Range 20 East Hernando County, Florida. Subject to road right-of-way for Neff Lake Road.

Containing 2.688 acres more or less.

Parcel D: (Revised by James W. Coffin PLS #3882)

The South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 AND the West 880 feet of the South 198 feet of the North 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 17, Township 23 South, Range 20 East, Hernando County Florida.

SUBJECT TO road right-of-way for Neff Lake Road. Subject to an easement for ingress and egress over and across the North 15 feet of the North 100 feet of the North 1/2 of the South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4, LESS the West 1/2 of the SW 1/4 of the NE 1/4 of the SE 1/4, AND the East 15 feet of the South 1/2 of the West 1/2 of the SW 1/4 of the NE 1/4 of the SE 1/4, all lying and being in Section 17, Township 23 South, Range 20 East, Hernando County, Florida.

Containing 14.104 acres more or less.

Parcel E (Revised by James W. Coffin PLS #3882)

The SE 1/4 of the SE 1/4 of Section 17, Township 23 South, Range 20 East Hernando County, Florida. LESS the following described parcels:

Parcel A, described as the North 330.00 feet of the West 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 of said Section 17.

Parcel B, described as the East 995.50 feet of the North 110.00 feet of the South 850.00 feet of the SE 1/4 of the SE 1/4 of said Section 17.

Parcel C, described as The East 412.00 feet of the North 192.00 feet of the South 572.00 feet of the SE 1/4 of the SE 1/4 and the South 380.00 feet of the West 100.00 feet of the East 412.00 feet of the SE 1/4 of the SE 1/4 of said Section 17.

The West 380.00 feet of the South 480.00 feet of the East 792.00 feet of the SE 1/4 of the SE 1/4 of said Section 17.

The East 3/4 of the SE 1/4 of the SE 1/4 of said Section 17, LESS the South 850.00 feet thereof.

Containing 14.924 acres more or less.

Note: All parcels that border on Neff Lake Road are subject to right-of-way for said Neff Lake Road.

Parcel E being more particularly described as follows:

Commencing at the SE corner of Section 17, Township 23 South, Range 20 East, Hernando County, Florida, thence N89 Degrees 45'21" W along the South line of the SE 1/4 of said Section 17, a distance of 792.00 feet to the Point of Beginning; thence continue N 89 Degrees 45'21" W, a distance of 536.74 feet to the SW corner of the SE 1/4 of the SE 1/4 of Section 17; thence N 00 Degrees 05'07" W, along the West line of said SE 1/4 of the SE 1/4, a distance of 997.14 feet to the SW corner of Tract A; thence S89 Degrees 47'01" E, a distance of 331.77 feet to the SE corner of Tract A; thence S 00 Degrees 06'33" E, a distance of 147.31 feet to the NW corner of Tract B; thence 00 Degrees 10'34" E, a distance of 110.00 feet to the SW corner of Tract B; thence S 89 Degrees 45'21" E, a distance of 995.50 feet to the SE corner of Tract B; thence S 00 Degrees 10'51" E, a distance of 168.00 feet to the NE corner of Tract C; thence N 89 Degrees 45'21" W, a distance of 412.00 feet to the NW corner of Tract C; thence S 00 Degrees 10'51" E, a distance of 92.00 feet; thence N 89 Degrees 45'21" W, a distance of 380.00 feet; thence S 00 Degrees 10'51" E, a distance of 480 feet to the Point of Beginning.

Containing 14.924 acres more or less.

Subject to the Right-of-way for Neff Lake Road.

16. The reformation of the legal description in the MORTGAGE is intended to correct the defective MORTGAGE so that it accurately reflects the true intent both of the PLAINTIFF and of the WALCZAKS, and conforms to the terms of the AGREEMENT actually reached by them.

WHEREFORE, the PLAINTIFF requests the Court to enter its judgment reforming the legal description of the PROPERTY described in, and encumbered by, the MORTGAGE to conform it to the corrected or revised legal descriptions of Parcel C, Parcel D, and Parcel E of MJW RANCH, both as provided by Exhibit-C to the COFFIN AFFIDAVIT, and as intended by both the PLAINTIFF and the WALCZAKS.

Count III **Foreclosure of Subordinate Liens**

This is an action by the PLAINTIFF against the COUNTY for foreclosure of liens subordinate to the MORTGAGE, with regard to which the PLAINTIFF says as follows.

17. This action is brought to foreclose, and discharge the PROPERTY from, liens recorded by the COUNTY for abatement of alleged code enforcement violations on the PROPERTY.

18. In preparing documentation necessary to finalize the pending MOTION FOR SUMMARY JUDGMENT and bring the same before the Court for determination, the PLAINTIFF discovered three (3) so-called *Public Nuisance Abatement Special Assessment Liens* (collectively, the **LIENS**), each thereof dated