



### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX  
LLC-447  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6811.0000	10-2093-765	06/01/2012	LT 12 BLK A GRANDE LAGOON WEST PB 9 P 30 OR 5565 P 1919

**2013 TAX ROLL**

LABW HOLDING CORP  
PO BOX 1147  
GULF BREEZE , Florida 32562-1140

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-690

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11297

July 9, 2014

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 07-09-1994, through 07-09-2014, and said search reveals the following:

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

LABW Holding Corporation

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

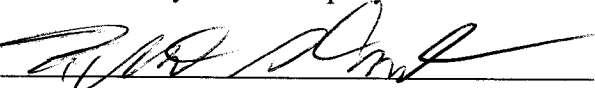
4. Taxes:

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: 

July 9, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11297

July 9, 2014

**Lot 12, Block A, Grande Lagoon West, as per plat thereof, recorded in Plat Book 9, Page 30, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11297

July 9, 2014

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

1. Mortgage executed by LABW Holding Corporation to Bank of America, N.A., dated 01/14/2005 and recorded in Official Record Book 5565 on page 1921 of the public records of Escambia County, Florida. given to secure the original principal sum of \$110,500.00. Assignment of Rents and Leases recorded in O.R. Book 5565, page 1932.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$116,082.00. Tax ID 10-2093-765.

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.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-2014

TAX ACCOUNT NO.: 10-2093-765

CERTIFICATE NO.: 2012-6811

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

- Notify City of Pensacola, P.O. Box 12910, 32521  
 Notify Escambia County, 190 Governmental Center, 32502  
 Homestead for \_\_\_\_\_ tax year.

LABW Holding Corporation  
P.O. Box 1147  
Gulf Breeze, FL 32562

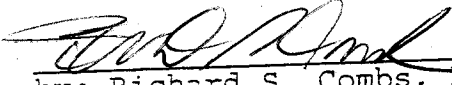
Unknown Tenants  
5537 Grande Lagoon Court  
Pensacola, FL 32507

Bank of America, N.A.  
FL9-100-02-10  
P.O. Box 40329  
Jacksonville, FL 32203-0329  
and

Bank of America, N.A.  
Jacksonville CCS; Attn: Notice Desk  
9000 Southside Blvd., Bldg 100, 3rd Floor  
Jacksonville, FL 32256

Certified and delivered to Escambia County Tax Collector,  
this 9th day of July, 2014.

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.

Prepared by and Return To:  
Ginger Adams  
Baybridge Title & Escrow  
4400 Bayou Blvd, Suite 44-B  
Pensacola, FL 32503

File Number: 01-00001-GA

**WARRANTY DEED**

Made this 14th day of January, 2005, by Fernando Loriz, as Trustee of the Trust Agreement date April 28, 1993 hereinafter called the grantor, to LABW Holding Corporation, a Florida corporation, whose post office address is P O Box 1147 , Gulf Breeze, FL 32562-1140 hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 DOLLARS, 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 the County of Escambia, and State of Florida, viz:

**LOT 12, BLOCK A, GRANDE LAGOON WEST, A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 30, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**PARCEL ID#:**

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, 2005.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness

[Signature]  
Fernando Loriz, as Trustee

[Signature]  
Witness  
Ginger Adams  
State of Florida  
County of Escambia

Sworn to, subscribed and acknowledged before me this 14 day of January 2005  
by Fernando Loriz, as Trustee who are personally known to me or who has produced  
Driver's License as identification.

[Signature]  
Notary Public Ginger Adams  
My commission expires: 4/11/2005



**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V sellers residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. **ESCAMBIA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.** Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Grande Lagoon

Legal Address of Property: 5537 Grande Lagoon Pensacola, FL 32507

The County  has accepted  has not accepted  the abutting roadway for  dirt,  paved maintenance.

The foregoing information has been furnished by the Public Works Department of **Escambia County, Florida on this.**

**AS TO SELLERS:**

[Signature]  
Witness Ginger Adams  
[Signature]  
Fernando Loriz, as Trustee

[Signature]  
Witness SUSAN E. COFFA  
\_\_\_\_\_

**AS TO BUYERS:**

[Signature]  
Witness Ginger Adams  
[Signature]  
LABW Holding Corporation Justin G. Witkin as President

[Signature]  
Witness SUSAN E. COFFA  
[Signature]  
LABW Holding Corporation Bryan F. Aylstock as Vice President

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 1/14/05 by Fernando Loriz, Justin G. Witkin and Bryan F. Aylstock who is/ are personally known to me or has/have produced Driver's License as identification

[Signature]  
\_\_\_\_\_

Notary Print Name Ginger Adams

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





**WHEN RECORDED MAIL TO:**

Bank of America, N.A.  
CCS-Small Business/Premier  
FL9-100-02-10  
P.O. Box 40329  
Jacksonville, FL 32203-0329

*Return to*  
**BAYBRIDGE TITLE & ESCROW**  
**4400 BAYOU BLVD. STE. 44-B**  
**PENSACOLA, FL 32503**

*01-0001-GA*  
This Mortgage prepared by:

Name: K. Chismar-4596917, Officer  
Company: Bank of America, N.A.  
Address: FL9-100-02-10, Jacksonville, FL 32203-0329

**MORTGAGE**  
**FUTURE ADVANCES**

**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 \$221,000.00, 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 January 14, 2005, is made and executed between LABW Holding Corp., a Florida corporation, whose address is 55 Bay Bridge Drive, Gulf Breeze, FL 32561-4468 (referred to below as "Grantor") and Bank of America, N.A., whose address is FL9-100-02-10, P.O. Box 40329, Jacksonville, FL 32203-0329 (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 the exhibit or other description document 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 5537 Grande Lagoon Court, Pensacola, FL 32507.

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.

**FUTURE ADVANCES.** Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$110,500.00.

**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 ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$110,500.00, 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:

**MORTGAGE  
(Continued)**

**Note.** The word "Note" means the promissory note dated January 14, 2005, in the original principal amount of \$110,500.00 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 NOTE CONTAINS A VARIABLE INTEREST RATE.**

**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.

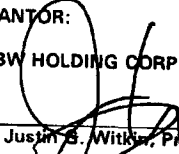
**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

**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.


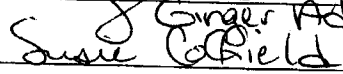
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.**

GRANTOR:  
LABW HOLDING CORP.

By:   
Justin S. Withler, President of LABW Holding Corp.

By:   
Bryan E. Aylstock, Vice President of LABW Holding Corp.

WITNESSES:

x   
Ginger Adams  
x   
Susie Colfield

**EXHIBIT "A"**

File Number: 01-00001-GA / 01-00001-GA

**LOT 12, BLOCK A, GRANDE LAGOON WEST, A SUBDIVISION OF A PORTION OF SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT  
RECORDED IN PLAT BOOK 9, AT PAGE 30, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06811 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LABW HOLDING CORP PO BOX 1147 GULF BREEZE, FL 325621140	LABW HOLDING CORP C/O TENANTS 5537 GRANDE LAGOON COURT PENSACOLA FL 32507
BANK OF AMERICA NA FL9-100-02-10 PO BOX 40329 JACKSONVILLE FL 32203-0329	BANK OF AMERICA NA JACKSONVILLE CCS ATTN:NOTICE DESK 9000 SOUTHSIDE BLVD BLDG 100 3RD FLOOR JACKSONVILLE FL 32256

WITNESS my official seal this 4th day of September 2014.

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 October 6, 2014, 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 **BRIDGE TAX LLC – 447 US BANK** holder of **Tax Certificate No. 06811**, issued the **1st day of June, A.D., 2012** 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:

**LT 12 BLK A GRANDE LAGOON WEST PB 9 P 30 OR 5565 P 1919**

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102093765 (14-690)**

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

**LABW HOLDING CORP**

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 Monday** in the month of **October**, which is the **6th day of October 2014**.

Dated this 4th day of September 2014.

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

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### Post Property:

**5537 GRANDE LAGOON CT 32507**



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk