
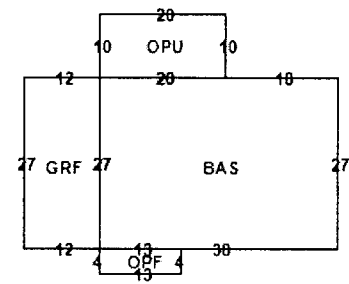


**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6.00**  
**NO. STORIES-1.00**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1602 Total SF  
**BASE AREA - 1026**  
**GARAGE FIN - 324**  
**OPEN PORCH FIN - 52**  
**OPEN PORCH UNF - 200**



Images



4/30/03

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.



# Chris Jones Escambia County Property Appraiser

FCPA Home

[Real Estate  
Search](#)[Tangible Property  
Search](#)[Sale  
List](#)[Amendment 1/Portability  
Calculations](#)[Back](#)← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →[Printer Friendly Version](#)**General Information**

**Reference:** 562S301264009007  
**Account:** 083540000  
**Owners:** ROBINSON LARRY J & SHARON E  
**Mail:** 5133 TEAKWOOD CIR  
PENSACOLA, FL 32506  
**Situs:** 5133 TEAKWOOD CIR 32506  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

**2013 Certified Roll Assessment**

**Improvements:** \$42,497  
**Land:** \$7,593  
**Total:** \$50,090  
Save Our Homes: \$50,090

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2001	4743	578	\$73,900	WD	<a href="#">View Instr</a>
03/1992	3135	962	\$38,000	WD	<a href="#">View Instr</a>
01/1975	963	496	\$23,000	WD	<a href="#">View Instr</a>
01/1974	767	464	\$21,300	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

**2013 Certified Roll Exemptions**

HOMESTEAD EXEMPTION

**Legal Description**

LT 9 BLK 7 3RD ADDN PINEHURST PB 3 P 8 OR 4743 P 578

**Extra Features**

None

**Parcel  
Information**[Launch Interactive Map](#)

**Section  
Map Id:**  
53-2S-30-1

**Approx.  
Acreage:**  
0.2100

**Zoned:**   
R-2

**Evacuation  
& Flood  
Information**  
[Open Report](#)

**Buildings**

**Building 1 - Address:** 5133 TEAKWOOD CIR, **Year Built:** 1972, **Effective Year:** 1972

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1.00**  
**EXTERIOR WALL-BRICK-FACE**  
**FLOOR COVER-CARPET**

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
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>
5118.0000	08-3540-000	06/01/2012	LT 9 BLK 7 3RD ADDN PINEHURST PB 3 P 8 OR 4743 P 578

### **2013 TAX ROLL**

ROBINSON LARRY J & SHARON E  
5133 TEAKWOOD CIR  
PENSACOLA , Florida 32506

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.

tda2012 (Taimur Jamil)  
Applicant's Signature

04/15/2014  
Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 15, 2014 / 140047

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5118.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 08-3540-000**

**Certificate Holder:**  
PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, OHIO 45264

**Property Owner:**  
ROBINSON LARRY J & SHARON E  
5133 TEAKWOOD CIR  
PENSACOLA , FLORIDA 32506

**Legal Description:**  
LT 9 BLK 7 3RD ADDN PINEHURST PB 3 P 8 OR 4743 P 578

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:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	5118.0000	06/01/12	\$551.70	\$0.00	\$50.23	\$601.93

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	4689.0000	06/01/13	\$536.04	\$6.25	\$26.80	\$569.09

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2013)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$1,171.02
\$0.00
\$481.13
\$250.00
\$75.00
\$1,977.15
\$1,977.15
\$25,045.00
\$6.25

\*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lee

Date of Sale: October 6, 2014

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Recorded in Public Records 03/28/2007 at 11:13 AM OR Book 6114 Page 1148,  
Instrument #2007029377, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 06-SC-6163

ERIN CAPITAL MANAGEMENT, L.L.C.,

Plaintiff,

vs.

LARRY J ROBINSON,

Defendant,

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2007 MAR 23 P 2:35  
COUNTY CIVIL DIVISION  
FILED & RECORDED

**FINAL JUDGMENT**

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, ERIN CAPITAL MANAGEMENT, L.L.C., (who's address is: 35 EAST 21ST STREET, 5TH FLOOR, NEW YORK, NY 10010) recover from Defendant, LARRY J ROBINSON, Social Security Number [REDACTED] the sum of \$2,304.75 on principal, \$340.00 for attorney's fees, costs in the sum of \$195.00 and prejudgment interest of \$511.91, that shall bear interest at the rate of 11%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 23<sup>rd</sup> day of March

2007.

Paula  
COUNTY COURT JUDGE

Copies furnished to:

JOSEPH F. ROSEN, Esq.  
Attorney for Plaintiff  
Pollack & Rosen, P.A.  
800 Douglas Road, Suite 450  
Coral Gables, Florida 33134  
Telephone No: 305-448-0006

LARRY J ROBINSON  
5133 Teakwood Dr  
Pensacola FL 32506-5377

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY FLORIDA

BY Amber Melvin D C

DATE 10/30/2007

Case: 2006 SC 006163

00050742441

Dkt: CC1033 Pg#: 1

64  
When recorded mail to:  
First American Title Insurance  
3 First American Way 991143  
Santa Ana, CA 92707  
Attn: Cinthia McElhaney  
Master Financial Inc., A California Corporation  
333 S. Anita Dr., Suite 150  
Orange, Ca. 92868

OR BK 4889 PG1961  
Escambia County, Florida  
INSTRUMENT 2002-956017  
RCD Apr 22, 2002 10:24 am  
Escambia County, Florida

#147707

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-956017

8433534-MF1007

2001-4

## ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:

\*\*U.S. Bank National Association 180 East 5th Street, St. Paul, MN 55101  
beneficial interest under that certain Mortgage dated July 18, 2001 executed by Larry J.  
Robinson and Sharon E. Robinson, husband and wife, and recorded as Instrument No 4  
, On 7/24/01, book, 4743, page 580, of Official Record's in the County Recorder's office of  
Escambia County, Florida, describing land therein as: \*Inst # 2001-865742

DESCRIBED ON THE MORTGAGE REFERRED TO HEREIN.

Property Address:

Together with the note or notes therein described and secured thereby, the money due and to  
become due thereon, with interest, and all rights accrued or to be accrued under said Mortgage  
including the right to have reconveyed, in whole or in part, the real property described therein.

\*\*U.S. Bank National Association, as Indenture  
Trustee under the Indenture, dated as of  
December 14, 2001, between Salomon Mortgage  
Loan Trust 2001-CB4, and U.S. Bank National  
Association, C-Bass Mortgage Loan Asset-Backed  
Notes, without recourse

333 S. Anita Dr. Ste 150, Orange, CA 92868  
Master Financial, Inc.,  
A California Corporation

Annette Salamid, Open Flow Funding Supervisor

STATE OF CALIFORNIA)  
COUNTY OF ORANGE)

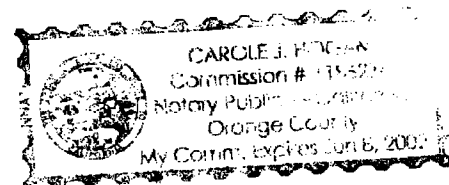
Witnesses:

Sandra Williams  
Sandra Williams  
Sandy Hooks  
Sandy Hooks

On July 23, 2001, before me Carole J. Hogan, the undersigned Notary Public, personally appeared,  
Annette Salamid, Open Flow Funding Supervisor, personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the person whose name is subscribed the same, in her authorized capacity and that by  
her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the  
instrument.

WITNESS my hand and official seal

Carole J. Hogan  
Notary Public in and for said State



25. **Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Larry J. Robinson (Seal)  
LARRY J. ROBINSON -Borrower

Sharon E. Robinson (Seal)  
SHARON E. ROBINSON -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

Signed, sealed and delivered in the presence of:

Pamela D. Crawford  
Witness - Pamela D. Crawford

Julie A. Messer  
Witness Julie A. Messer

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of JULY, 2001  
by LARRY J. ROBINSON & SHARON E. ROBINSON, HUSBAND AND WIFE

who is personally known to me or who has produced DRIVERS LICENSE  
(Type of Identification)  
as identification.

Pamela D. Crawford  
Signature

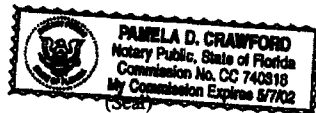
PAMELA D. CRAWFORD

Name of Notary

CLOSING OFFICER

Title

Serial Number, if any



which currently has the address of 5133 TEAKWOOD CIRCLE

PENSACOLA  
[City]

, Florida

32506

[Zip Code]

[Street]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first



- (H) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (I) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- (J) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (K) **"Escrow Items"** means those items that are described in Section 3.
- (L) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (M) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (N) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
- (O) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (P) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the

COUNTY

of ESCAMBIA

(Type of Recording Jurisdiction)

(Name of Recording Jurisdiction)

LOT 9, BLOCK 7, THIRD ADDITION TO PINEHURST SUBDIVISION,  
ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, AT PAGE 8, OF THE  
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

82.00  
233.10  
133.02

RECORD AND RETURN TO:

LOGAN TITLE  
1101 N. PALAFOX STREET  
PENSACOLA, FL. 32501  
01p3-07003

This Instrument Prepared By:

MASTER FINANCIAL  
333 S. ANITA DRIVE  
ORANGE, CA. 92868

After Recording Return To:  
MASTER FINANCIAL, INC.  
333 SOUTH ANITA DRIVE  
ORANGE, CALIFORNIA 92868  
Loan Number: 147707

DR BK 4743 PG0580  
Escambia County, Florida  
INSTRUMENT 2001-865742

MTG DOC STAMPS PD @ ESC CO \$ 233.10

07/24/01 ERNIE LEE JAGGARD, CLERK

By: *Sally Arnold*

INTANGIBLE TAX PD @ ESC CO \$ 133.02

07/24/01 ERNIE LEE JAGGARD, CLERK

By: *Sally Arnold*

[Space Above This Line For Recording Data]

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JULY 18, 2001, together with all Riders to this document.

(B) "Borrower" is LARRY J. ROBINSON AND SHARON E. ROBINSON, HUSBAND AND WIFE

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is MASTER FINANCIAL, INC., A CALIFORNIA CORPORATION

Lender is a CORPORATION organized  
and existing under the laws of CALIFORNIA  
Lender's address is 333 SOUTH ANITA DRIVE, ORANGE, CALIFORNIA 92868

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated JULY 18, 2001. The Note states that Borrower owes Lender SIXTY SIX THOUSAND FIVE HUNDRED TEN AND 00/100 Dollars (U.S. \$ 66,510.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 1, 2031

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider             |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider                 | <input type="checkbox"/> Biweekly Payment Rider         | Prepayment Rider                                       |

Recording Fees: \$ 10.50  
Documentary Stamps: + 517.30  
Total: \$  
Prepared By And Return To:

OR BK 4743 PG0578  
Escambia County, Florida  
INSTRUMENT 2001-865741

DEED DOC STAMPS PD @ ESC CO \$ 517.30  
07/24/01 EMILIE LEE NICHOLS, CLERK  
By: Saline Arnold

✓ LOGAN TITLE, LTD  
1101 N. PALAFOX STREET,  
PENSACOLA, FL. 32501

File #01P3-07003/lockwj

Property Appraisers Parcel I.D. Number(s):  
56-2S-30-1264-009-007  
Grantee(s) S.S.#(s):  
                    

### WARRANTY DEED

**THIS WARRANTY DEED** made and executed the 18 day of July, 2001 by PERRY RAY EAVES, A SINGLE MAN, hereinafter called the Grantor, to LARRY J. ROBINSON and SHARON E. ROBINSON, HUSBAND AND WIFE, whose post office address is: 5133 TEAKWOOD CIRCLE, PENSACOLA, FL. 32506, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in ESCAMBIA County, State of Florida, viz:

**LOT 9, BLOCK 7, THIRD ADDITION TO PINEHURST SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, AT PAGE 8, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

X If this box is checked, the Grantor warrants that the above described property is not his/her constitutional homestead as defined by the laws of the State of Florida. He/she resides at 111 Lovett Place Pensacola Fl 32506.

**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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2000.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Raymond Sudd  
Witness: Raymond Sudd  
Pamela D Crawford  
Witness: Pamela D Crawford

Perry R. Eaves  
PERRY RAY EAVES  
Address: 111 Lovett Place  
Pensacola Fl. 32506

Witness: \_\_\_\_\_

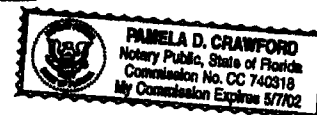
Address: \_\_\_\_\_

Witness: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PERRY RAY EAVES, A SINGLE MAN, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument. Witness my hand and official seal in the county and state aforesaid this 18 day of July, 2001.

Pamela D Crawford  
Notary Public:  
Identification Examined: \_\_\_\_\_  
Drivers license



# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@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.: 08-3540-000

CERTIFICATE NO.: 2012-5118

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 2013 tax year.

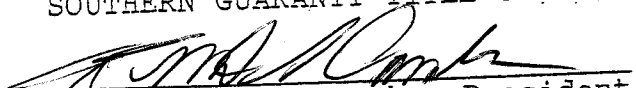
Larry J. Robinson  
Sharon E. Robinson  
5133 Teakwood Circle  
Pensacola, FL 32506

U.S. Bank, N.A., as Trustee  
180 East 5th St.  
St. Paul, MN 55101

Erin Capital Management, LLC  
35 East 21st St., 5th Floor  
New York, NY 10010

Certified and delivered to Escambia County Tax Collector,  
this 14th 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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11321

July 11, 2014

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

1. Mortgage executed by Larry J. Robinson and Sharon E. Robinson, husband and wife to Master Financial, Inc., dated 07/18/2001 and recorded in Official Record Book 4743 on page 580 of the public records of Escambia County, Florida. given to secure the original principal sum of \$66,510.00 Assignment to U.S. Bank N.A. recorded in O.R. Book 4889, page 1961.
2. Judgment filed by Erin Capital Management, LLC recorded in O.R. Book 6242, page 379.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$50,090.00. Tax ID 08-3540-000.

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.: 11321

July 11, 2014

**Lot 9, Block 7, Third Addition to Pinehurst Subdivision, as per plat thereof, recorded in  
Plat Book 3, Page 8, of the Public Records of Escambia County, Florida**

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

14-678

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11321

July 11, 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 07-11-1994, through 07-11-2014, and said search reveals the following:

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

Larry J. Robinson and Sharon E. Robinson, 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: 

July 11, 2014

## 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 PPF HOLDINGS III LTD holder of Tax Certificate No. 05118, 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 9 BLK 7 3RD ADDN PINEHURST PB 3 P 8 OR 4743 P 578

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083540000 (14-678)

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

LARRY J ROBINSON and SHARON E ROBINSON

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.

### Personal Services:

SHARON E ROBINSON  
5133 TEAKWOOD CIR  
PENSACOLA, FL 32506

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



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### Personal Services:

LARRY J ROBINSON  
5133 TEAKWOOD CIR  
PENSACOLA, FL 32506

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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Dated this 4th day of September 2014.

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**Post Property:**

**5133 TEAKWOOD CIR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

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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 # 05118 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:

LARRY J ROBINSON 5133 TEAKWOOD CIR PENSACOLA, FL 32506	SHARON E ROBINSON 5133 TEAKWOOD CIR PENSACOLA, FL 32506
U.S. BANK NA AS TRUSTEE 180 EAST 5TH ST ST PAUL MN 55101	ERIN CAPITAL MANAGEMENT LLC 35 EAST 21ST ST 5TH FLOOR NEW YORK NY 10010

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

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**Post Property:**

**5133 TEAKWOOD CIR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA  
**NON-ENFORCEABLE RETURN OF SERVICE**

14-678

**Document Number:** ECSO14CIV039910NON

**Agency Number:** 14-011954

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05118 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LARRY J ROBINSON AND SHARON E ROBINSON

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/4/2014 at 3:01 PM and served same at 1:02 PM on 9/5/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

**WARNING**

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**Personal Services:**

**SHARON E ROBINSON**  
5133 TEAKWOOD CIR  
PENSACOLA, FL 32506

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



By:  
Emily Hogg  
Deputy Clerk

2014 SEP -11 2 25 PM  
RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

14-678

**Document Number:** ECSO14CIV039927NON

**Agency Number:** 14-011933

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 05118 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LARRY J ROBINSON AND SHARON E ROBINSON

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/4/2014 at 2:57 PM and served same on SHARON E ROBINSON , at 2:25 PM on 9/9/2014 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: \_\_\_\_\_



921

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT



**WARNING**

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**Personal Services:**

**LARRY J ROBINSON  
5133 TEAKWOOD CIR  
PENSACOLA, FL 32506**

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

14-678

**Document Number:** ECSO14CIV039835NON

**Agency Number:** 14-011934

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05118 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LARRY J ROBINSON AND SHARON E ROBINSON

**Defendant:**

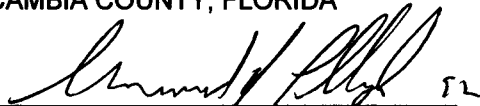
**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/4/2014 at 2:57 PM and served same on LARRY J ROBINSON , in ESCAMBIA COUNTY, FLORIDA, at 2:25 PM on 9/9/2014 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: SHARON ROBINSON, WIFE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

**CERTIFIED MAIL™**

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT &  
OFFICIAL RECORDS DIV  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333



7013 2630 0000 0141 8950

neopost®  
09/04/2014  
**US POSTAGE**  
FIRST-CLASS MAIL  
**\$06.48<sup>0</sup>**  
ZIP 32502  
041L11221084



**WIT**

ERIN CAPITAL MANAGEMENT LLC  
11-078  
35 EAST 21ST ST  
NEW YORK N

100 DE 1009 0009/13/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32591033333 \*2087-09709-04-42  
3259100333  
1001036212

12/518

**CERTIFIED MAIL™**

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & (C)  
OFFICIAL RECORDS DIVI

2210 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

2014 SEP 15  
MAIL ROOM  
FILED & RECORDED



7013 2630 0000 0141 8943

FIRST-CLASS MAIL

neopost®

09/04/2014

**US POSTAGE**

**\$06.48<sup>0</sup>**



ZIP 32502

041L11221084

U.S. BANK NA AS TRUSTEE [14-678]

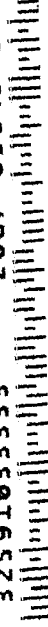
180 EAST 5TH ST  
ST PAUL MN 55101

553 DE 1009 0009/10/14

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32591033333 \*2087-09645-04-42

3259100333  
5E10131831 CA



7013 2630 0000 0141 8950

**U.S. Postal Service**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here  
 SEP 4 2014  
 PENSACOLA, FL DOWNTOWN STATION

Sent To  
 ERIN CAPITAL MANAGEMENT LLC  
 [14-678]  
 35 EAST 21ST ST 5TH FLOOR  
 NEW YORK NY 10010

PS Form 3849, January 2002

7013 2630 0000 0141 8950

**U.S. Postal Service**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here  
 SEP 4 2014  
 PENSACOLA, FL DOWNTOWN STATION

Sent To  
 LARRY J ROBINSON [14-678]  
 5133 TEAKWOOD CIR  
 PENSACOLA, FL 32506

PS Form 3849, January 2002

7013 2630 0000 0141 8943

**U.S. Postal Service**  
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**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here  
 SEP 4 2014  
 PENSACOLA, FL DOWNTOWN STATION

Sent To  
 U.S. BANK NA AS TRUSTEE [14-678]  
 180 EAST 5TH ST  
 ST PAUL MN 55101

PS Form 3849, January 2002

7013 2630 0000 0141 8950

**U.S. Postal Service**  
**CERTIFIED MAIL™ RECEIPT**  
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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
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Postmark Here  
 SEP 4 2014  
 PENSACOLA, FL DOWNTOWN STATION

Sent To  
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 5133 TEAKWOOD CIR  
 PENSACOLA, FL 32506

PS Form 3849, January 2002

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