

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
TAX SERVIC  
PO BOX 2288  
MORRISTOWN, New Jersey, 07962-2288**

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>
11482	17-0076-036	06/01/2009	28-2S2-611 LT 8 BLK A DE LUNA POINT S/D PB 15 P 19 OR 4548/4577 P 955/164 SHEET 1-A

### **2010 TAX ROLL**

KHORRAM JACK  
2319 W FAIRFIELD  
PENSACOLA, Florida 32505

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.

MistyPlym (Misty Busted)

Applicant's Signature

04/19/2011

Date

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 19, 2011 / 110432

This is to certify that the holder listed below of Tax Sale Certificate Number **2009 / 11482**, issued the **1st day of June, 2009**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 17-0076-036**

**Certificate Holder:**  
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX  
SERVIC  
PO BOX 2288  
MORRISTOWN, NEW JERSEY 07962-2288

**Property Owner:**  
KHORRAM JACK  
2319 W FAIRFIELD  
PENSACOLA, FLORIDA 32505

**Legal Description:** 28-2S2-611  
LT 8 BLK A DE LUNA POINT S/D PB 15 P 19 OR 4548/4577 P 955/164 SHEET 1-A

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
2009	11482	06/01/09	\$7,094.84	\$0.00	\$1,291.85	\$8,386.69

**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
2010	12297	06/01/10	\$6,305.33	\$6.25	\$315.27	\$6,626.85

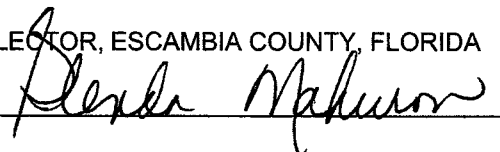
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2010)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(   %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$15,013.54
\$0.00
\$5,358.56
\$150.00
\$75.00
\$20,597.10
\$20,597.10
\$6.25

\*Done this 19th day of April, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale: October 3, 2011

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

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC

**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

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Case: 2009 TD 011482



00006280443

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

DR BK 5452 P61330  
Escambia County, Florida  
INSTRUMENT 2004-261882

RCD Jul 12, 2004 12:39 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-261882

**CLAIM OF LIEN**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

BEFORE ME, the undersigned notary public, personally appeared ANNE BOWMAN, who was duly sworn and says that she is the Management Agent of DeLuna Point Homeowners Association, Inc., whose address is Post Office Box 30038, Pensacola, Florida 32503; and that in accordance with the Declaration of Covenants, Conditions and Restrictions for DeLuna Point, a Subdivision, does state that DeLuna Point Homeowners Association, Inc. claims a lien on 15 West Galvez Court, the following described real property in Escambia County, Florida:

LOT 8 BLOCK A OF DE LUNA POINT SUBDIVISION AS RECORDED IN PLAT BOOK 15  
AT PAGE 19 AND AS RECORDED IN OFFICIAL RECORDS BOOK 4548 AT P 955 AND  
OFFICIAL RECORDS BOOK 4577 AT PAGE 164, SHEET 1-A, OF THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA

owned by JACK KHORRAM. The amounts due are \$1,030.00 plus late fees and legal fees.

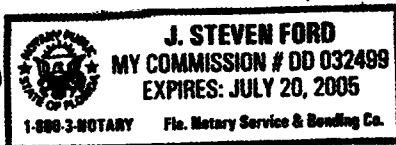
DELUNA POINT HOMEOWNERS  
ASSOCIATION, INC.

By: *Anne H Bowman*  
ANNE BOWMAN

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

The foregoing **Claim of Lien** was acknowledged before me this 1<sup>st</sup> day of July, 2004, by ANNE BOWMAN, as Management Agent for DELUNA POINT HOMEOWNERS ASSOCIATION, INC., a Florida corporation, who is personally known to me and who did take an oath.

(SEAL)



*J. Steven Ford*  
NOTARY PUBLIC

Printed Name: J. Steven Ford

Commission No.: DD 032499

Commission Expires: 7/20/05

Prepared by:  
J. Steven Ford, Esquire  
Wilson, Harrell, Smith, Farrington & Ford, P.A.  
307 South Palafox Street  
Pensacola, Florida 32502  
Telephone: (850) 438-1111  
Facsimile: (850) 432-8500

IN THE CIRCUIT COURT OF THE FIRST  
JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2008 OCT -9 P 12:13  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

WACHOVIA MORTGAGE, FSB, F.K.A. WORLD SAVINGS BANK,

Plaintiff,

vs.

CASE NO.  
DIVISION

2008CA3209  
D

SPACE FOR RECORDING ONLY F.S. § 695.26

JACK KHORRAM; THE UNKNOWN SPOUSE OF JACK KHORRAM; DELUNA  
POINT HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED  
INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,  
WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES,  
HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; TENANT #1, TENANT  
#2, TENANT #3, and TENANT #4 the names being fictitious to account for parties in  
possession

Defendant(s).

NOTICE OF LIS PENDENS

To the above-named Defendant(s) and all others whom it may concern:

You are notified of the institution of this action by the above-named Plaintiff, against you seeking to  
foreclose a mortgage on the following property in Escambia County, Florida:

A LEASEHOLD ONLY INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:  
LOT 8, BLOCK "A", OF DELUNA POINT, A PLANNED UNIT DEVELOPMENT OF A PORTION OF LAND  
IN TOWNSHIP 3 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, SANTA ROSA ISLAND, AS  
PER PLAT OF SAID PLANNED UNIT DEVELOPMENT RECORDED IN PLAT BOOK 15, AT PAGE 19, OF  
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA BEING THE SAME PROPERTY  
CONVEYED TO JACK KHORRAM, AS TO A LEASE-HOLD INTEREST BY DEED FROM SANTA ROSA  
ISLAND AUTHORITY RECORDED 07/05/2000 IN DEED BOOK 4577, PAGE 164, IN THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA. A/K/A 15 W GALVEZ CT, GULF BREEZE, FL 32561

Dated this 8 day of Oct., 2008.

Albertelli Law  
P.O. Box 23028  
Tampa, Florida 33623  
(813) 221-4743

By: B7

BRIANNA FINCH  
FLORIDA BAR NO. 37467

-08-10169

Case: 2008 CA 003209

00060095810

Dkt: CA1039 Pg#: 1

EXHIBIT "A"

10-00973550

REAL PROPERTY SITUATED IN ESCAMBIA COUNTY, FLORIDA,  
VIZ:

LOT 8, BLOCK "A", OF DELUNA POINT, A PLANNED UNIT  
DEVELOPMENT OF A PORTION OF LAND IN TOWNSHIP 3 SOUTH,  
RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, SANTA ROSA  
ISLAND, AS PER PLAT OF SAID PLANNED UNIT DEVELOPMENT  
RECORDED IN PLAT BOOK 15, AT PAGE 19, OF THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA.

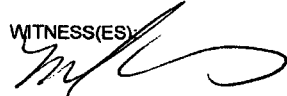
BEING THE SAME PROPERTY CONVEYED TO JACK KHORRAM, AS  
TO A LEASE-HOLD INTEREST BY DEED FROM SANTA ROSA  
ISLAND AUTHORITY RECORDED 07/05/2000 IN DEED BOOK  
4577 PAGE 164, IN THE PUBLIC RECORDS OF ESCAMBIA  
COUNTY, FLORIDA.

0047586672

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.


(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

WITNESS(ES):

  
MARILYN T. EVANS

  
DAVID L. EVANS

BORROWER(S):

  
JACK KHORRAM

(Seal)

2319 W Fairfield  
Pensacola FL 32505

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

THIS INSTRUMENT PREPARED BY: DORRIE BRENNAN  
P.O. BOX 659548  
SAN ANTONIO, TX 78265-9548

~~RECORDING REQUESTED BY:~~  
~~WORLD SAVINGS BANK~~

Prepared by & Return to: *LIONEL*  
TransContinental Title Co. *SANDEES*  
4033 Tampa Rd Suite 101  
Oldsmar, FL 34677

LOAN NUMBER: 0047586672

NOTE AMOUNT: \$650,000.00

*10-465672-15*

FOR RECORDER'S USE ONLY

MORTGAGE

THIS IS A FIRST MORTGAGE WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY PAYMENT AMOUNT AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS MORTGAGE IS \$812,500.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS MORTGAGE

(A) Security Instrument. The Mortgage, which is dated November 20, 2007 will be called the "Security Instrument."

(B) Borrower. JACK KHORRAM, AS TO A LEASE-HOLD INTEREST

*a single man*

sometimes will be called "Borrower" and sometimes simply "I" or "me."

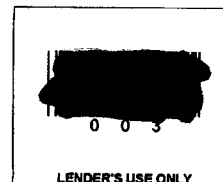
(C) Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612.

(D) Note. The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S. \$650,000.00 ("Note Amount"), plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in full by December 1, 2037.

(E) Property. The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) Sums Secured. The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) Person. Any person, organization, governmental authority or other party will be called "Person."



IN WITNESS WHEREOF, the partnership, Assignor, in pursuance of the due and legal action of its partners, has executed this instrument, causing its name to be signed by its General Partner, this 14<sup>th</sup> day of April, 2000.

Signed, sealed and  
delivered in the  
presence of:

PALM BEACH GENERAL PARTNERS,  
a Florida General Partnership

Kimberly M. Biggs  
Name: Kimberly M. Biggs

Annem. Gregory  
Name: Annem. Gregory

By: Gary Powell  
Gary Powell  
General Partner

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2000, by Gary Powell, General Partner of Palm Beach General Partnership, on behalf of said partnership, who did not take an oath and who:

☒ is/are personally known to me.  
☒ produced current Florida driver's license as identification.  
\_\_\_\_\_ produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)

Kimberly M. Biggs  
Notary Public

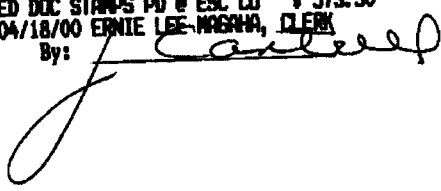
Name of Notary Printed KIMBERLY M. BIGGS  
My Commission Expires: "Notary Public-State of FL"  
Comm. Exp. May 12, 2001  
Commission Number: Comm. No. CC646445

RCD Apr 18, 2000 09:57 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 00-726072

10-30  
573.30

OR BK 4548 PG0955  
Escambia County, Florida  
INSTRUMENT 00-726072

DEED DOC STAMPS PD @ ESC CO \$ 573.30  
04/18/00 ERNIE LEE MAGANA, CLERK  
By: 

This Instrument Prepared By:  
JAMES S. CAMPBELL  
Beggs and Lane  
Post Office Box 12950  
3 West Garden Street  
Pensacola, Florida 32576  
(850) 432-2451  
Florida Bar No.: 623539

Property ID # 28-2S-26-1148-008-001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### ASSIGNMENT OF LEASEHOLD INTEREST

PALM BEACH GENERAL PARTNERS, a Florida General Partnership, hereinafter called "Assignor" (which word shall be construed in the plural where the context requires), the present owner and holder of the leasehold interest of lessee in that lease granted by Santa Rosa Island Authority, as an agency of Escambia County, Florida, as lessor, to Palm Beach General Partners, as lessee, dated February 14, 1994, and recorded in Official Records Book 3533 at page 046, of the public records of Escambia County, Florida, covering the following described real property in Escambia County, Florida:

Lot 8, Block "A", of DELUNA POINT, a Planned Unit Development of a portion of land in Township 3 South, Range 29 West, Escambia County, Florida, Santa Rosa Island, as per plat of said Planned Unit Development recorded in Plat Book 15 at Page 19 of the public records of Escambia County, Florida,

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said leasehold estate to **Jack Khorram, an unmarried man**, hereinafter called "Assignee" (but which word shall be construed in the plural when the context requires), and the heirs, agents, and assigns, forever, of Assignee, whose mailing address is 2319 West Fairfield, Pensacola, Florida 32505, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: October 3, 2011

TAX ACCOUNT NO.: 17-0076-036

CERTIFICATE NO.: 2009-11482

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, 32596

      X   Notify Escambia County, 190 Governmental Center, 32501

      X   Homestead for        tax year.

Jack Khorram  
2319 W. Fairfield Dr.  
Pensacola, FL 32505

and

15 West Galvez Court  
Pensacola Beach, FL 32561

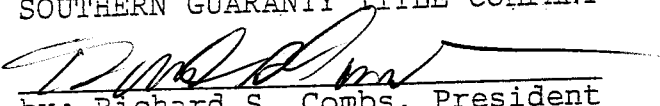
Wachovia Mortgage FKA  
World Savings Bank  
1901 Harrison St.  
Oakland, CA 94612  
and its attorney Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623

DeLuna Point HOA, Inc.  
P.O. Box 12507  
Pensacola, FL 32591

SRIA  
P.O. Box 1208  
Pensacola Beach, FL 32562

Certified and delivered to Escambia County Tax Collector,  
this 26th day of May, 2011.

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.: 8902

May 26, 2011

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

1. That certain mortgage executed by Jack Khorram in favor of World Savings Bank NKA Wachovia Mortgage dated 11/20/2007 and recorded 12/03/2007 in Official Records Book 6255, page 1363 of the public records of Escambia County, Florida, in the original amount of \$650,000.00
2. Subject to terms and conditions of any controlling Santa Rosa Island Leases, subleases, lease assignments, or condominium documents applicable to this parcel.
3. Notice of Lis Pendens filed by Wachovia Mortgage, FSB, FKA World Savings Bank recorded in O.R. Book 6386, page 1565.
4. HOA Lien filed by DeLuna Point Homeowners Association, Inc. recorded in O.R. Book 5452, page 1330.
5. Taxes for the year 2008-2009 delinquent. The assessed value is \$463,619.00. Tax ID 17-0076-036.

**PLEASE NOTE THE FOLLOWING:**

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 8902

May 26, 2011

Lot 8, Block A, Deluna Point, a planned unit development, Escambia County, Florida, Santa Rosa Island, as per plat thereof, recorded in Plat Book 15, Page 19, of the Public Records of said County.

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 8902

May 26, 2011

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32569

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 05-25-91, through 05-25-11, and said search reveals the following:

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

Jack Khorram

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: 

May 26, 2011

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC

**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

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Case: 2009 TD 011482



00069447679

Dkt: TD82 Pg#:

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12

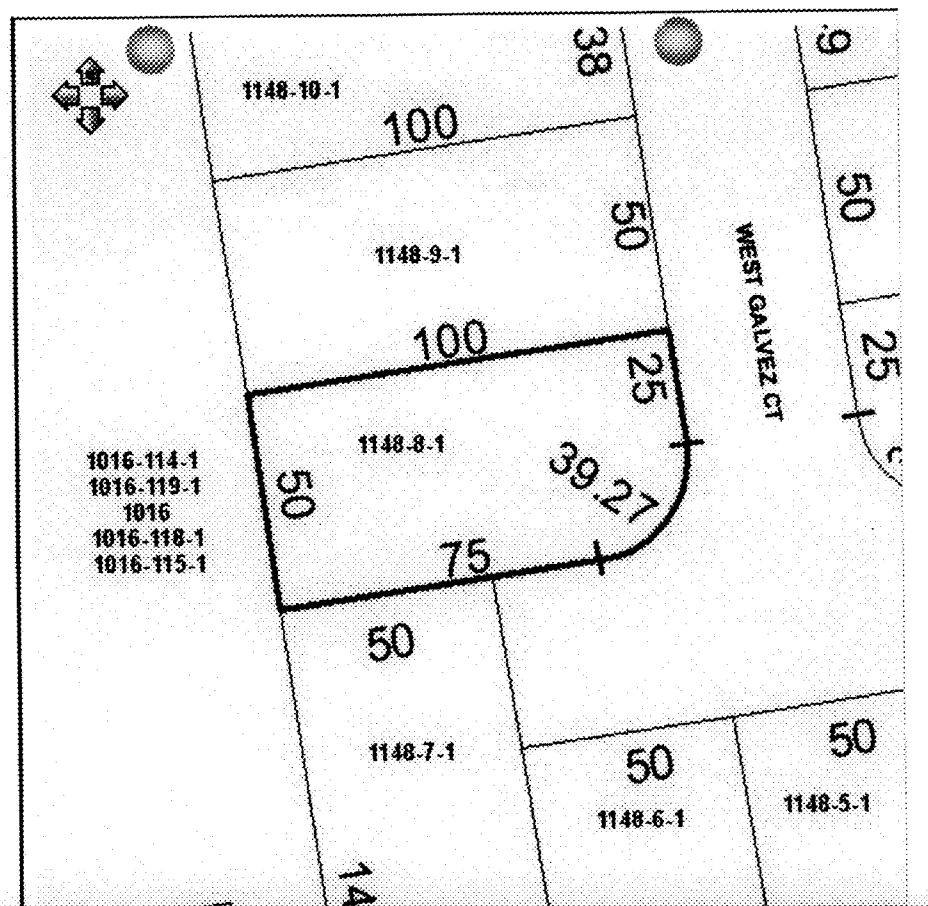
**Original Documents Follow**

Images

None

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.

Law updated 06/01/2003 (n. 6/27%)



Buildings

Building 1 - Address 15 WEST GALVEZ CT, Year Built 2001, Effective Year 2001

**Structural Elements**

**FOUNDATION-**

PILINGS

**EXTERIOR WALL-**

STUCCO OV WD/LA

**NO. PLUMBING**

**FIXTURES-12.00**

**DWELLING UNITS-**

1.00

**ROOF FRAMING-HIP**

**ROOF COVER-**

METAL/MODULAR

**INTERIOR WALL-**

DRYWALL-DECORAT

**FLOOR COVER-**

CARPET

**NO. STORIES-3.00**

**FLOOR COVER-**

TILE/STAIN

CONC/BRICK

**DECOR/MILLWORK-**

ABOVE AVERAGE

**HEAT/AIR-CENTRAL**

H/AC

**STRUCTURAL**

**FRAME-WOOD FRAME**

**Areas - 6450 Total SF**

**BASE AREA - 1974**

**BASE SEMI FIN - 270**

**GARAGE UNFIN -**

720

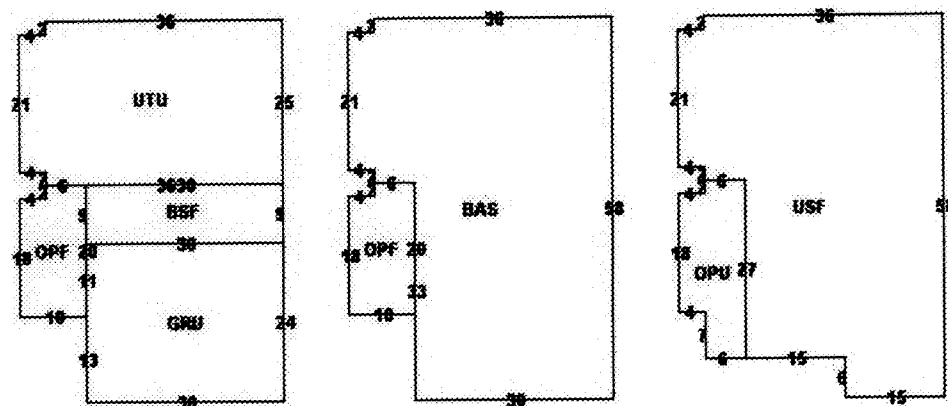
**OPEN PORCH FIN -**

384

**OPEN PORCH UNF -**

234

**UPPER STORY FIN -**





# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)
[Back](#)

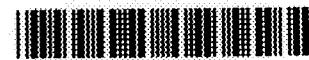
**Navigate Mode**
☒ **Account**
☐ **Reference**

[Print Florida Version](#)

<b>General Information</b>						<b>2010 Certified Full Assessment</b>	
<b>Reference:</b>	282S261148008001					<b>Improvements:</b>	\$349,619
<b>Account:</b>	170076036					<b>Land:</b>	\$114,000
<b>Owners:</b>	KHORRAM JACK					<b>Total:</b>	\$463,619
<b>Mail:</b>	2319 W FAIRFIELD PENSACOLA, FL 32505					<b>Save Our Homes:</b>	\$0
<b>Situs:</b>	15 WEST GALVEZ CT 32561					<a href="#">Disclaimer</a>	
<b>Use Code:</b>	SINGLE FAMILY RESID					<a href="#">Amendment 1 Calculations</a>	
<b>Taxing Authority:</b>	PENSACOLA BEACH						
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>						
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector							
<b>Sales Data</b>						<b>2010 Certified Full Exemptions</b>	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	LAND (PENSACOLA BEACH)	
05/2000	4577	164	\$100	LI	<a href="#">View Instr</a>	<b>Legal Description</b>	
04/2000	4548	955	\$82,900	LI	<a href="#">View Instr</a>	LT 8 BLK A DE LUNA POINT S/D PB 15 P 19 OR 4548/4577 P 955/164...	
02/1994	3533	36	\$100	LI	<a href="#">View Instr</a>		
02/1994	3533	33	\$40,500	LI	<a href="#">View Instr</a>		
Official Records Inquiry courtesy of Ernie Lee Hagaha, Escambia County Clerk of the Court						<b>Exempt Features</b> None	
<b>Parcel Information</b>							
<b>Section Map</b> <b>Id:</b> PB001-2  <b>Approx. Acreage:</b> 0.1100  <b>Zoned:</b> HDR/C-PB							




ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, FL  
P.O. Box 333  
Pensacola, FL 32591  
850-595-3930



Print Date:  
6/2/2011 9:42:32 AM


Transaction #: 863210  
Receipt #: 201129826  
Cashier Date: 6/2/2011 9:42:31 AM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 06/02/2011 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

1 Payments
 CLERK \$390.00

0 Recorded Items
------------------

0 Search Items
----------------

1 Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES 2009 TD 11482		
TAXCR	330	\$330.00
TAXCT	1	\$60.00

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1292293	Receipt Date	06/02/2011

Case Number	2009 TD 011482
Description	WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action TAX DEED APPLICATION

Judge

Received From PLYMOUTH PARK TAX SERVICES

On Behalf Of WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
TAX SERVIC

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#863210

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 06/02/2011 09:44:01

Comments

001  
918

CASHIER'S CHECK

0001353108

July 01, 2011

PAY TO THE ORDER OF

\*\*\* ESCAMBIA COUNTY CLERK OF COURT \*\*\*  
17-0076-036

\*\*\*\*\* \$22,925.19 \*\*

VOID IF OVER US \$ 22,925.19

\*\*\* Twenty Two Thousand Nine Hundred Twenty Five and 19/100 Dollars \*\*\*

WELLS FARGO BANK, N.A.  
Wells Fargo Home Mortgage  
One Home Campus  
Des Moines, IA 50328-0001  
For Inquiries call 1-866-234-8271

  
AUTHORIZED SIGNATURE

⑈0001353108⑈ ⑆091000019⑆ 5121123920⑈

# Items Disbursed Report for: ESCAMBIA COUNTY (3), FL

American Servicing Company: 1-866-205-7689  
Wells Fargo Real Estate Tax Services: 1-800-840-5351

05-Jul-11

09033

1 of 2

Tracking Number: JIM

Parcel	Tax Amt Pd	Homeowner Address	Loan:	Check Number	Client ID	Processor Initials:	Entry Index
170076036	\$22,925.19	J KHORRAM 15 W GALVEZ CT GULF BREEZE FL	0047586672	0001353108	512	QSP	

Number of Payments 1

\$22,925.19



Wells Fargo Real Estate Tax Services, LLC  
MAC X2302-04D  
P.O. Box 14506  
Des Moines, IA 50306

To: All Taxing Entities

From: Wells Fargo Real Estate Tax Services, LLC (WFRETS)

Re: Instructions on Over/Under payments and Returned Checks.

Enclosed please find payment(s) for property taxes due for loans listed on the payment\ voucher(s) only. If you find a shortage on any of the loans, please contact the following to obtain the difference needed to complete your posting:

1-800-840-5351

**You may receive checks from Wells Fargo Real Estate Tax Services (WFRETS) in this package as well as checks from America's Servicing Company (ASC) & Mortgage Services**

**Please adhere to the following guidelines:**

- Return any pages with errors along with the refund check. Circle or highlight the parcels involved with the refund. There is no need to return the entire listing
- Provide the specific reason for the refund (i.e. overpayment, title company paid or other tax service company, etc.). This will be very helpful and might eliminate a return call to your office.
- Avoid using overages on one account to address shortages on another. Funds are pulled from individual loans so by applying the funds to someone else's taxes causes unnecessary shortages in the homeowner's escrow account that we are attempting to pay.
- Avoid marking or voiding the check in any way as this affects our ability to process the check.

It is our goal to provide you with a quick turnaround time on your request for additional funds and research the reason for the shortage to eliminate these issues in the future. Your assistance in this matter is greatly appreciated. In the unlikely event that this check or refund must be returned to our office, kindly return to:

**Wells Fargo Real Estate Tax Services, LLC  
1 Home Campus  
MAC X2302-04D  
Attn: Refunds/Financial Support  
Des Moines, Iowa 50328-0001**

Thank you,  
Wells Fargo Real Estate Tax Services, LLC  
Phone: 1-800-840-5351

Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A.

Together we'll go far



**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2009 TD 011482**

**Redeemed Date 07/08/2011**

**Name WELLS FARGO REAL ESTATE TAX SERVICES, LLC 1 HOME CAMPUS MAC-X2302-04D ATTN:  
 REFUNDS/FINANCIAL SUPPORT DES MOINES, IOWA 50328-0001**

Clerk's Total = TAXDEED	\$425.10
Due Tax Collector = TAXDEED	\$22,457.09
Postage = TD2	\$36.00
ResearcherCopies = TD6	\$7.00

**Apply Docket Codes**

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1292293 Date: 06/02/2011	60.00	0.00	
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1292293 Date: 06/02/2011	330.00	0.00	
06/03/2011	TD83	TAX COLLECTOR CERTIFICATION nlk	0.00	0.00	
06/03/2011	TD82	O & E REPORT nlk	0.00	0.00	
07/08/2011	TD6	TITLE RESEARCHER COPY CHARGES	7.00	7.00	
07/08/2011	TAXDEED	TAXDEED Clerk's Total	425.10	425.10	
07/08/2011	TD2	POSTAGE TAX DEEDS	36.00	36.00	
07/08/2011	TAXDEED	TAXDEED Due Tax Collector	22,457.09	22,457.09	

FINANCIAL SUMMARY					
Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$103.00	\$60.00	\$0.00	\$43.00
2	Holding	\$23,212.19	\$330.00	\$0.00	\$22,882.19
	<b>TOTAL</b>	<b>\$23,315.19</b>	<b>\$390.00</b>	<b>\$0.00</b>	<b>\$22,925.19</b>

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 170076036 Certificate Number: 011482 of 2009**

**Payor: WELLS FARGO REAL ESTATE TAX SERVICES, LLC 1 HOME CAMPUS MAC-X2302-04D**  
**ATTN: REFUNDS/FINANCIAL SUPPORT DES MOINES, IOWA 50328-0001 Date 07/08/2011**

Clerk's Check #	1353108	Clerk's Total	\$425.10
Tax Collector Check #	1	Tax Collector's Total	\$22,457.09
		Postage	\$36.00
		Researcher Copies	\$7.00
		Total Received	\$22,925.19

**ERNIE LEE MAGAHA**  
Clerk of the Circuit Court

Received By: \_\_\_\_\_  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502**  
**(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1305150	Receipt Date	07/08/2011

Case Number 2009 TD 011482

Description WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action TAX DEED REDEMPTION

Judge

Received From WELL FARGO TAX SERVICES

On Behalf Of WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
TAX SERVIC

Total Received	22,925.19
Net Received	22,925.19
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	22,925.19	13533108	

Receipt Applications	Amount
Holding	22,882.19
Service Charge	43.00

Deputy Clerk: mavila Transaction Date 07/08/2011 10:07:24

Comments



**ERNIE LEE MAGAHA**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 170076036 Certificate Number: 011482 of 2009

Redemption

☒ Yes

Application Date

04/19/2011

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/03/2011	Redemption Date 07/08/2011
Months	6	3
Tax Collector	\$20,597.10	\$20,597.10
Tax Collector Interest	\$1,853.74	\$926.87
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$22,457.09	\$21,530.22
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$35.10	\$17.55
Total Clerk	\$425.10	\$407.55
Postage	\$36.00	\$36.00
Researcher Copies	\$7.00	\$7.00
Total Redemption Amount	\$22,925.19	\$21,980.77
	Repayment Overpayment Refund Amount	\$944.42 + 120 + 210 = 1,274.42

Notes

ACTUAL SHERIFF \$80.00 COM FEE \$21.50  
6/28/2011 MTG SERVICES CALLED FOR A QUOTE AND THE BASE AMOUNT  
OF THE TAXES PER YEAR...NLK

Submit

Reset

Print Preview

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
 REGISTRY ACCOUNT

Bank of America  
 PENSACOLA, FLORIDA

9000014605

63-27  
 631

VOID AFTER 6 MONTHS

PAY

\*FOUR HUNDRED SEVEN AND 55/100

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
 TAX SERVICE

TO THE  
 ORDER  
 OF

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX  
 P O BOX 2288  
 MORRISTOWN, NJ 07962

DATE

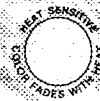
AMOUNT

07/12/2011

407.55

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014605⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000014605

Date	Case Number	Description	Amount
07/12/2011	2009 TD 011482	PAYMENT TAX DEEDS	407.55

9000014605

Check: 9000014605 07/12/2011 WACHOVIA AS CUST/TTEE FOR  
 PLYMOUTH PARK TAX SERVICE

Check Amount: 407.55

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
 REGISTRY ACCOUNT

**Bank of America**  
 PENSACOLA, FLORIDA  
 VOID AFTER 6 MONTHS

63-27  
 631

9000014606

PAY \*ONE THOUSAND TWO HUNDRED SEVENTY FOUR AND 42/100

WELLS FARGO REAL ESTATE TAX SERVICES LLC

TO THE ORDER OF WELLS FARGO REAL ESTATE TAX SERVICES LLC  
 1 HOME CAMPUS  
 MAC-X2302-04D  
 ATTN: REFUNDS/FINANCIAL SUPPORT  
 DES MOINES, IA 50328

DATE 07/12/2011 AMOUNT 1,274.42

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014606⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000014606

Date	Case Number	Description	Amount
07/12/2011	2009 TD 011482	PAYMENT TAX DEEDS	1,274.42

9000014606

Check: 9000014606 07/12/2011 WELLS FARGO REAL ESTATE TAX SERVICES LLC

Check Amount: 1,274.42

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA

83-27  
631

9000014594

VOID AFTER 6 MONTHS

PAY

\*FIFTY FOUR THOUSAND SIX HUNDRED NINETY TWO AND 41/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
213 PALAFOX PLACE  
PENSACOLA, FL 32502

DATE

AMOUNT

07/12/2011

54,692.41

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014594⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000014594

Date	Case Number	Description	Amount
07/12/2011	2008 TD 007255	PAYMENT TAX DEEDS	1,579.55
07/12/2011	2008 TD 008113	PAYMENT TAX DEEDS	1,846.34
07/12/2011	2008 TD 007510	PAYMENT TAX DEEDS	4,374.26
07/12/2011	2009 TD 011482	PAYMENT TAX DEEDS	21,530.22
07/12/2011	2008 TD 008158	PAYMENT TAX DEEDS	2,253.14
07/12/2011	2008 TD 008155	PAYMENT TAX DEEDS	2,706.70
07/12/2011	2008 TD 008154	PAYMENT TAX DEEDS	1,349.20
07/12/2011	2008 TD 008153	PAYMENT TAX DEEDS	2,134.65
07/12/2011	2008 TD 008152	PAYMENT TAX DEEDS	2,643.20
07/12/2011	2008 TD 008151	PAYMENT TAX DEEDS	1,067.73

There are additional check details for this check that total:

9,959.86

9000014594

Check: 9000014594 07/12/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 54,692.41

2008 TD 08677	383.27
2008 TD 08691	1762.8
2008 TD 08317	1463.59
2008 TD 08121	476.98
2008 TD 08144	1,120.15
2008 TD 08166	1,083.15
2008 TD 08787	974.80
2008 TD 07822	1,908.38
2008 TD 07512	786.68

*John M*  
7-12-11