

**TAX COLLECTOR'S CERTIFICATION**

Application  
Date / Number  
Apr 25, 2013 / 130085

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 7388.0000** , issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-2341-696**

**Certificate Holder:**  
CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC  
P.O. BOX 645040  
CINCINNATI, OHIO 45264-5040

**Property Owner:**  
PITMANN STEVEN W & PERKINS STEVEN D &  
2042 MCINGVALE RD SUITE B  
HERNANDO , MISSISSIPPI 38632

**Legal Description:** 24-3S3-123  
UNIT 806 GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM ALSO 1/70TH INT IN COMMON ELEMENTS OR 6567 P 317

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
2011	7388.0000	06/01/11	\$3,116.85	\$0.00	\$155.84	\$3,272.69

**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
2012	6860.0000	06/01/12	\$2,944.68	\$6.25	\$147.23	\$3,098.16

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 (2012)
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

\$6,370.85
\$0.00
\$2,593.48
\$150.00
\$75.00
\$9,189.33
\$9,189.33
\$6.25

\*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

*Deanda Mahuron*

Date of Sale: \_\_\_\_\_

October 7, 2013

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

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

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**CATALINA TAX CO LLC US BANK % CATALINA TAX  
CO LLC  
P.O. BOX 645040  
CINCINNATI, Ohio, 45264-5040**

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>
7388.0000	10-2341-696	06/01/2011	24-3S3-123 UNIT 806 GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM ALSO 1/70TH INT IN COMMON ELEMENTS OR 6567 P 317

**2012 TAX ROLL**

PITMANN STEVEN W & PERKINS STEVEN D  
&  
2042 MCINGVALE RD SUITE B  
HERNANDO , Mississippi 38632

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

04/25/2013

Date



# Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List | Amendment 1 Calculations

[Back](#)

Navigate Mode 
  Account 
  Reference

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	243S312300806001
<b>Account:</b>	102341696
<b>Owners:</b>	PITMANN STEVEN W & PERKINS STEVEN D & MASINGILL MICHAEL F & CHATHAM GERALD W JR
<b>Mail:</b>	2042 MCINGVALE RD SUITE B HERNANDO, MS 38632
<b>Situs:</b>	10099 NELLE AVE 806 32507
<b>Use Code:</b>	CONDO-RES UNIT
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2012 Certified Roll Assessment	
<b>Improvements:</b>	\$157,385
<b>Land:</b>	\$0
<b>Total:</b>	\$157,385
<i>Save Our Homes:</i>	\$0
<a href="#">Disclaimer</a>	
<a href="#">Amendment 1 Calculations</a>	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/26/2010	6567	317	\$265,000	WD	<a href="#">View Instr</a>
09/03/2009	6504	1360	\$143	QC	<a href="#">View Instr</a>
09/03/2009	6504	1061	\$143	QC	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2012 Certified Roll Exemptions
None
Legal Description
UNIT 806 GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM ALSO 1/70TH INT IN COMMON...
Extra Features
None

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

<p><b>Section Map Id:</b> 24-3S-31</p> <p><b>Approx. Acreage:</b> 0.7500</p> <p><b>Zoned:</b>  C-1</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	
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**Buildings**

Building 1 - Address: 10099 NELLE AVE 806, Year Built: 2007, Effective Year: 2007	
Structural Elements	BAN
FOUNDATION-STRUCTURAL	
EXTERIOR WALL-PRECAST PAN/CON	
NO. PLUMBING FIXTURES-6.00	
DWELLING UNITS-1.00	

**ROOF FRAMING-CONCRETE**  
**ROOF COVER-TILE/CLAY/CEMNT**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**STORY HEIGHT-10.00**  
**NO. STORIES-1.00**  
**FLOOR COVER-CARPET**  
**FLOOR COVER-TILE/STAIN CONC/BRICK**  
**DECOR/MILLWORK-AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-CONCRTE REINFRD**

Areas - 1725 Total SF

**BASE AREA - 1554**

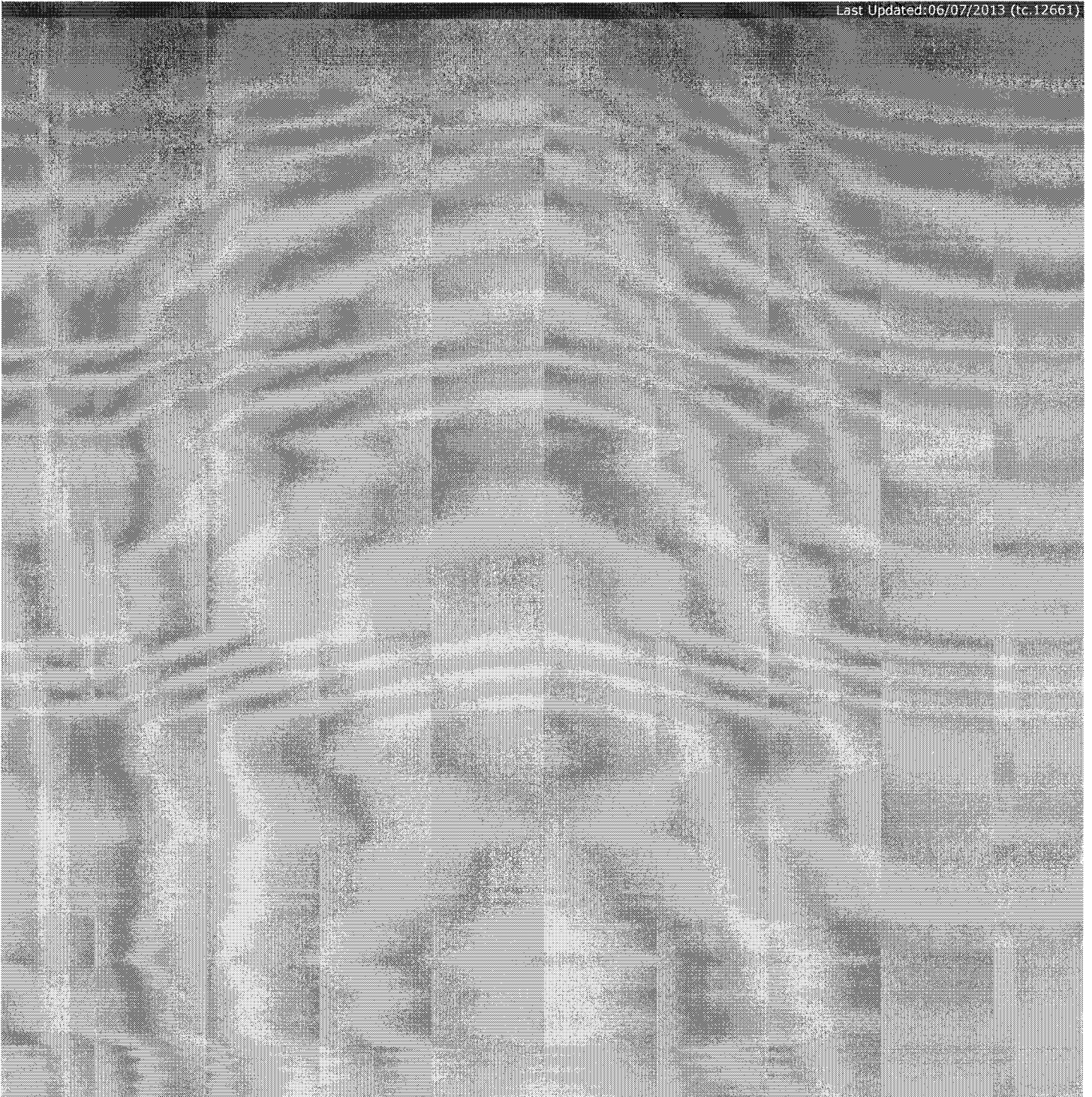
**LANAI - 171**

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.

Last Updated:06/07/2013 (tc.12661)



# 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.: 10312

May 20, 2013

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 05-20-1993, through 05-20-2013, and said search reveals the following:

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

Steven W. Pittman, Steven Darrell Perkins, Michael F. Masingill and Gerald W. Chatham, Jr.

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 20, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10312

May 20, 2013

**Condominium Unit 806, Galia at Lost Key Marina and Yacht Club, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in O.R. Book 6098, page 1, , as amended from time to time, public records of Escambia County, Florida.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10312

May 20, 2013

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

1. That certain mortgage executed by Steven W. Pittman, Steven Darrell Perkins, Michael F. Masingill and Gerald W. Chatham, Jr. in favor of Sycamore Bank dated 02/26/2010 and recorded 03/08/2010 in Official Records Book 6567, page 320 of the public records of Escambia County, Florida, in the original amount of \$212,000.00.
2. Subject to interest of Galia at Lost Key Marina and Yacht Club Condominium Association.
3. Taxes for the year 2010-2011 delinquent. The assessed value is \$157,385.00. Tax ID 10-2341-696.

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.

# 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: 10-7-2013

TAX ACCOUNT NO.: 10-2341-696

CERTIFICATE NO.: 2011-7388

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.

Steven W. Pittman  
Steven Darrel Perkins  
Michael F. Masingill  
Gerald W. Chatham, Jr.  
2042 McInvale Rd. Ste B  
Hernando, MS 38632

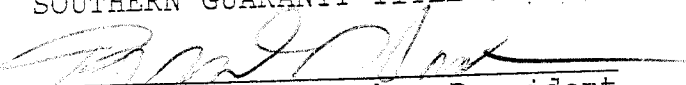
Sycamore Bank  
P.O. Box 96  
Senatobia, MS 38668

Galia at Lost Key Marina and  
Yacht Condo. Assoc., Inc.  
P.O. Box 34317  
Pensacola, FL 32507

Unknown Tenants  
10099 Nelle Ave. #806  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 22nd day of May, 2013.

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.



Return to: Shelby Melendez  
Name: First Fidelity Title, Inc. d/b/a WCI Title  
Address: 6611 Orion Drive  
Suite 201  
Fort Myers, Florida 33912  
This Instrument Prepared by:  
Nicole Swartz, Esq.  
24301 Walden Center Drive  
Bonita Springs, FL 34134

File No:425036

\_\_\_\_\_ SPACE ABOVE THIS LINE FOR PROCESSING DATA \_\_\_\_\_

### SPECIAL WARRANTY DEED

**This Special Warranty Deed Made the 26th day of February, 2010.**

Wherever used herein, the term "party" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of the  
singular number shall include the plural, and the plural the singular the  
use of any gender shall include all genders

**BETWEEN WCI COMMUNITIES, LLC, a Delaware limited liability company,** having  
its place of business at 24301 Walden Center Drive, Bonita Springs, FL 34134, in the County of  
Lee and State of Florida, party of the first part, and

**Steven W. Pitmann, a married man, and Steven Darrel Perkins, a married man, and  
Michael F. Masingill, a married man, and Gerald W. Chatham, Jr., a married man, as  
Tenants in Common**

whose mailing address is: **2042 McIngvale Rd., Suite B.  
Hernando, Mississippi 38632**

party of the second part,

**WITNESSETH:** that the said party of the first part, for and in consideration of the sum of  
\$265,000.00 Dollars, to it in hand paid by the said party of the second part, the receipt whereof  
is hereby acknowledged, has granted, bargained, and sold to the party of the second part forever,  
the following described land, situate, lying and being in the County of **Escambia**, Florida, to wit:

**Condominium Unit 806, GALIA AT LOST KEY MARINA AND YACHT CLUB, a  
condominium, together with an undivided interest in the common elements, according to  
the Declaration of Condominium thereof recorded in Official Record Book 6098, Page 1, as  
amended from time to time, of the Public Records of ESCAMBIA County, Florida.**

**SUBJECT TO easements, restrictions and reservations of record and the  
Declaration of Condominium and any amendments thereto, which party of the  
second part herein agrees to observe and comply with, and taxes and assessments  
for 2010 and subsequent years.**

Property Appraiser's Parcel ID Number: 10-2341-696

And the said party of the first part does hereby fully warrant the title to said land, and will defend  
the same against the lawful claims of all persons claiming by, through or under the party of the  
first part.

FSYL002262010123913P

Prepared By/Return To:

Sycamore Bank

Main Office

P O Box 96

Senatobia, MS 38668

DOCUMENTARY STAMP TAX IN THE AMOUNT  
OF \$ 742.00 AND INTANGIBLE TAX IN  
THE AMOUNT OF \$ 424.00 ARE BEING  
PAID UPON THE RECORDATION HEREOF.

(Reserved for Recording Office)

*File 425036*

**MORTGAGE AND SECURITY AGREEMENT**

Mortgagor (last name first):

Mortgagee:

Pittman Steven W. , a Married Person AND Perkins Steven Darrel ,  
a Married Person \*

Sycamore Bank

AND Masingill Michael F. , a Married Person \* AND Chatham  
Gerald W. Jr., a Married Person \*

Main Office

230 Northern Street W

P O Box 96

Mailing Address

Mailing Address

Hernando MS 38632  
City State Zip

Senatobia MS 38668  
City State Zip

STATE OF Florida

COUNTY OF Escambia

THIS MORTGAGE AND SECURITY AGREEMENT (herein referred to as the "Mortgage") is made and entered into this day by and between Mortgagor and Mortgagee.

KNOWN ALL MEN BY THESE PRESENTS: THAT

WHEREAS, Borrower has requested an extension of credit from Mortgagee; and

WHEREAS, Mortgagee is prepared to extend credit conditioned upon the provision of adequate collateral; and

WHEREAS, Mortgagor is prepared to pledge certain real and/or personal property as security for Mortgagee's extension of credit to Borrower in consideration for that extension of credit; and

WHEREAS, pursuant to the foregoing recitations, Borrower has or may become indebted to Mortgagee in the principal sum of Two Hundred Twelve Thousand and 00/100 Dollars (\$ 212,000.00 ) evidenced by ONE promissory note or agreement of even date herewith in favor of Mortgagee, said promissory note to mature on August 25, 2010.

WHEREAS, Mortgagor desires to secure prompt payment by Borrower of (a) the indebtedness described above, together with interest and charges, according to the terms of said promissory note or agreement and any extensions, modifications or renewals thereof, (b) any additional and future advances with interest thereon that Mortgagee may make to Borrower as provided in Paragraph 2, (c) any advances with interest that Mortgagee may make to protect the property herein conveyed as provided in Paragraph 3, 4, 5 and 6, and (e) any advance with interest that Mortgagee may make for attorneys' fees and other expenses as provided in Paragraph 17 (all being referred to herein as the "Indebtedness").

NOW THEREFORE, in consideration of the Indebtedness,

Steven W. Pittman AND Steven Darrel Perkins AND Michael F. Masingill AND Gerald W. Chatham, Jr.

does hereby grant, bargain, sell and convey unto Mortgagee all of Mortgagor's right, title, and interest in and to and the real property described below situated in the County of Escambia, State of Florida:  
Condominium Unit 806, GALIA AT LOST KEY MARINA AND YACHT CLUB, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 6098, Page 1, as amended from time to time, of the Public Records of ESCAMBIA County, Florida.

*\* This is not the Homestead of the Borrowers.*

17. If Mortgagee institutes any suit or action to enforce any of the terms of this Mortgage, Mortgagee shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Mortgagee that in the Mortgagee's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for the primary indebtedness. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, attorneys' fees and legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Mortgagor also will pay any court costs, in addition to all other sums provided by law.

18. This Mortgage, together with any related documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendments.

19. This Mortgage has been delivered to Mortgagee and accepted by Mortgagee in the State of Florida.

20. Time is of the essence in the performance of this Mortgage.

21. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

22. If this is a junior Mortgage, or if this is a Mortgage on a leasehold estate, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior Mortgage or the lease. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Lender may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgagor upon demand by Lender and shall be secured by the lien of this Mortgage. If this is a junior Mortgage and the Mortgagor increases the amount due on any prior mortgage to an amount greater than the principal amount owing on said prior Mortgage and the time of the execution of this Mortgage without Lender's prior written consent, Lender may, at its option, immediately or thereafter declare this Mortgage and the indebtedness secured hereby due and payable forthwith and thereupon may, at its option, proceed to foreclose this Mortgage.

23. If this is a Mortgage on a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the Declaration of Covenants creating or governing the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Mortgagor and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

24. Mortgagee and Mortgagor hereby knowingly, voluntarily and intentionally waive the right either may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this Agreement and any agreement contemplated to be executed in conjunction herewith, or any course of conduct, course of dealing, statements (whether verbal or written) or any action by either party. This paragraph is a material inducement for the Mortgagee making the loan to Mortgagor.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage on the 26th day of February 2010.

SIGNATURES ON REVERSE

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

Mortgagor:

Steven W. Pittman  
Steven W. Pittman Date

Steven Darrel Perkins  
Steven Darrel Perkins Date

Michael F. Masingill by Steven W. Pittman his attorney in fact.  
Michael F. Masingill, by Steven W. Pittman, as his attorney in fact Date

Gerald W. Chatham, Jr.  
Gerald W. Chatham, Jr. Date

\_\_\_\_\_  
Date

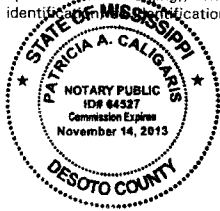
\_\_\_\_\_  
Date

Attest

**FOR AN INDIVIDUAL ACTING IN HIS OWN RIGHT:**

STATE OF Mississippi  
COUNTY OF Desoto

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2010, by Steven Pittman & Steve Perkins (name of person acknowledging), who is personally known to me or who has produced license (type of identification) as identification.



Patricia A. Caligaris  
Print Name: Patricia A. Caligaris  
Notary Public  
Commission Number, if any: 11/14/13

**FOR AN INDIVIDUAL ACTING IN HIS OWN RIGHT:**

STATE OF Mississippi  
COUNTY OF Desoto

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2010, by Michael Masingill & Gerald Chatham (name of person acknowledging), who is personally known to me or who has produced license / POA (type of identification) as identification. by Steven W. Pittman, as his attorney in fact



Patricia A. Caligaris  
Print Name: Patricia A. Caligaris  
Notary Public  
Commission Number, if any: 11/14/13

FSYLV02262010011234P

### EXHIBIT A

Condominium Unit 806, GALIA AT LOST KEY MARINA AND YACHT CLUB, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 6098, Page 1, as amended from time to time, of the Public Records of ESCAMBIA County, Florida.

Signed for identification.

<i>Michael F. Masinelli by Steven W. Pittman his attorney in fact</i>	_____	_____
Michael F. Masinelli, by Steven W. Pittman, date as his attorney in fact	Date	Date
<i>Gerald W. Chatham, Jr.</i>	_____	_____
Gerald W. Chatham, Jr.	Date	Date
_____	Date	Date

## 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 7, 2013, 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 CATALINA TAX CO LLC holder of Tax Certificate No. 07388, issued the 1st day of June, A.D., 2011 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:

**UNIT 806 GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM ALSO 1/70TH INT IN COMMON ELEMENTS OR 6567 P 317**

**SECTION 24, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102341696 (13-705)**

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

**STEVEN W PITMANN and STEVEN DARREL PERKINS and MICHAEL F MASINGILL and GERALD W CHATHAM JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of October, which is the **7th day of October 2013**.

Dated this 5th day of September 2013.

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 Heather Mahoney 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

**Post Property:**

**10099 NELLE AVE 806 32507**

By:

Heather Mahoney  
Deputy Clerk

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

**STEVEN W PITMANN and STEVEN DARREL PERKINS and MICHAEL F MASINGILL and GERALD W CHATHAM JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of October, which is the **7th day of October 2013**.

Dated this 5th day of September 2013.

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 Heather Mahoney 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: 

Heather Mahoney  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

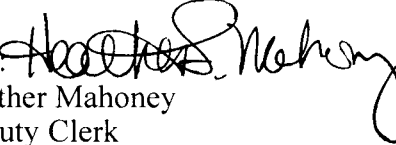
CERTIFICATE # 07388 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

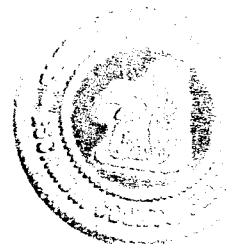
STEVEN W PITMANN 2042 MCINGVALE RD SUITE B HERNANDO, MS 38632	STEVEN DARREL PERKINS 2042 MCINGVALE RD SUITE B HERNANDO, MS 38632
MICHAEL F MASINGILL 2042 MCINGVALE RD SUITE B HERNANDO, MS 38632	GERALD W CHATHAM JR 2042 MCINGVALE RD SUITE B HERNANDO, MS 38632
STEVEN W PITMANN 10099 NELLE AVE #806 PENSACOLA, FL 32507	STEVEN DARREL PERKINS 10099 NELLE AVE #806 PENSACOLA, FL 32507
MICHAEL F MASINGILL 10099 NELLE AVE #806 PENSACOLA, FL 32507	GERALD W CHATHAM JR 10099 NELLE AVE #806 PENSACOLA, FL 32507
SYCAMORE BANK PO BOX 96 SENATOBIA, MS 38668	GALIA AT LOST KEY MARINA AND YACHT CONDO ASSOC., INC PO BOX 34317 PENSACOLA, FL 32507

WITNESS my official seal this 5th day of September 2013.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

BY:   
Heather Mahoney  
Deputy Clerk

SEAL



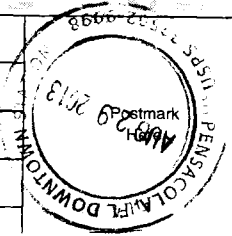


7012 1010 0002 8280 7579

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

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: GERALD W CHATHAM JR [13-705]  
 Street or PO: 2042 MCINGVALE RD SUITE B  
 City: HERNANDO, MS 38632

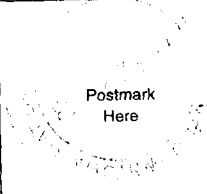
PS Form 3800, October 2009 (see reverse for instructions)

7012 1010 0002 8280 7586

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Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: STEVEN W PITMANN [13-705]  
 Street or PO: 10099 NELLE AVE #806  
 City: PENSACOLA, FL 32507

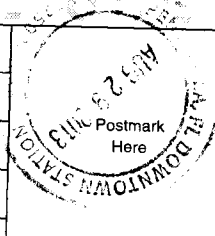
PS Form 3800, October 2009 (see reverse for instructions)

7012 1010 0002 8280 7593

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Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: STEVEN DARREL PERKINS [13-705]  
 Street or PO: 10099 NELLE AVE #806  
 City: PENSACOLA, FL 32507

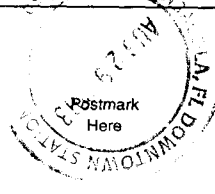
PS Form 3800, October 2009 (see reverse for instructions)

7012 1010 0002 8280 7609

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: MICHAEL F MASINGILL [13-705]  
 Street or PO: 10099 NELLE AVE #806  
 City: PENSACOLA, FL 32507

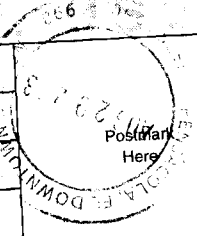
PS Form 3800, October 2009 (see reverse for instructions)

11 TD 0738A

7562 7548 8280 8280 0002 0002 1010 1010 7012 7012

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



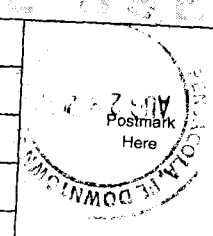
Sent To  
Street or PO  
City, State  
PS Form 3800, June 2002 (Instructions)

MICHAEL F MASINGILL [13-705]  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

7548 8280 8280 0002 0002 1010 1010 7012 7012

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



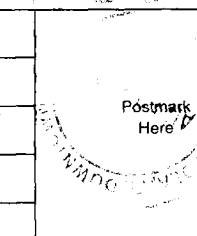
Sent To  
Street or PO  
City, State  
PS Form 3800, June 2002 (Instructions)

STEVEN W PITMANN [13-705]  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

7555 7616 8280 8280 0002 0002 1010 1010 7012 7012

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



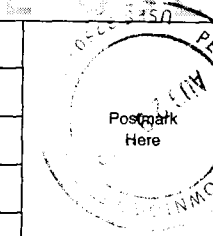
Sent To  
Street or PO  
City, State  
PS Form 3800, June 2002 (Instructions)

STEVEN DARREL PERKINS [13-705]  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

7616 8280 8280 0002 0002 1010 1010 7012 7012

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



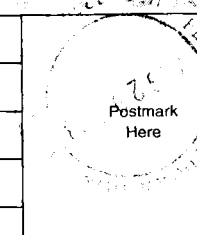
Sent To  
Street or PO  
City, State  
PS Form 3800, June 2002 (Instructions)

GERALD W CHATHAM JR [13-705]  
10099 NELLE AVE #806  
PENSACOLA, FL 32507

7630 7623 8280 8280 0002 0002 1010 1010 7012 7012

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



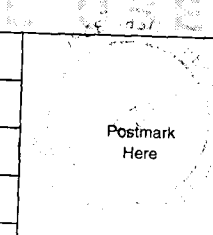
Sent To  
Street or PO  
City, State  
PS Form 3800, June 2002 (Instructions)

GALIA AT LOST KEY MARINA AND  
YACHT CONDO ASSOC., INC [13-705]  
PO BOX 34317  
PENSACOLA, FL 32507

7623 8280 8280 0002 0002 1010 1010 7012 7012

**U.S. Postal Service™**  
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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To  
Street or PO  
City, State  
PS Form 3800, June 2002 (Instructions)

SYCAMORE BANK [13-705]  
PO BOX 96  
SENATOBIA, MS 38668

**CERTIFIED MAIL™**

CLERK OF **PAM CHILDERS** ROLL

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



7012 1010 0002 8280 761b

**POSTAGE**

\$06.14



RECORDED  
INDEXED  
MAR 13 2009  
FBI - TAMPA

GERALD W CHATHAM JR [13-705]  
10099 NELLE AVE #806  
PENSACOLA, FL 32507

NIXIE 322 FE 1009 0009/02/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

3259103333  
3250762188 P044

BC: 3259103333 \*2087-04753-29-38

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GALIA AT LOST KEY MARINA AND  
YACHT CONDO ASSOC., INC [13-705]  
PO BOX 34317  
PENSACOLA, FL 32507

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x

*James Raetz*

Agent

Addressee

B. Received by (Printed Name)

*Jamie L. Albin*

C. Date of Delivery

*9-03-13*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

(Transfer from service label)

7012 1010 0002 8280 7630

CLERK

**PAM CHILDERS**

CONTROL

OFFICIAL RECORDS DIVISION

221 Palatfox Place

P.O. Box 333

Pensacola, FL 32591-0333

**CERTIFIED MAIL™**



7012 1010 0002 8280 7609

REGISTERED  
08 29 2009  
11:58:53 AM '09

506 41



08 29 2009

MICHAEL F MASINGILL (13-7051)  
19099 NELLIE AVE #806  
PENSACOLA, FL 32507

NIXIE

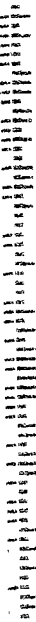
322 FE 1009

0009/02/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 3259103333

\*2087-04752-29-38



3259103333  
3250782185 ROMA

RECORDED  
INDEXED  
SEP 1 2009  
FBI - PENSACOLA

CLERK **PAM CHILDERS** A  
OFFICIAL KLUKUS DIVISION PTROI  
221 Palafax Place  
P.O. Box 333  
Pensacola, FL 32591-0333

**CERTIFIED MAIL™**



7012 1010 0002 8280 7585

TO: STEVEN W. PITMANN  
16999 NIELLE AVE #806  
PENSACOLA, FL 32507

STEVEN W. PITMANN (13-7051)  
16999 NIELLE AVE #806  
PENSACOLA, FL 32507

NIXIE 322 DE 1009 0009/02/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

32591-0333  
0250782185 R004

BC: 3259103333 \*2087-04750-29-38  
0009/02/13



POSTAGE

506 11

**CERTIFIED MAIL™**



7012 1010 0002 8280 7593

CLERK  
**PAM CHILDERS**  
CONTROL

OFFICIAL RECORDS DIVISION  
221 Palatka Place  
P.O. Box 333  
Pensacola, FL 32591-0333

STEVEN DARREL PERKINS 1130  
10099 NELLE AVE #806  
PENSACOLA, FL 32507 NIXIE

322 DE 1009 0009/02/13  
RETURNED TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

3259100333  
3250782185 PC44

BC: 3259103333  
\*2087-04751-29-38



US POSTAGE

\$06 14

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEVEN W PHIMANN [13-705]  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

2. Article Number  
(Transfer from service label) 7012 1010 0002 8280 7548

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
*X Dinia Staley*

B. Received by (Printed Name) Dinia Staley C. Date of Delivery 9-3-13

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERALD W CHATHAM JR [13-705]  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

2. Article Number  
(Transfer from service label) 7012 1010 0002 8280 7579

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
*X Dinia Staley*

B. Received by (Printed Name) Dinia Staley C. Date of Delivery 9-3-13

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEVEN DARREL PERKINS [13-705]  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

2. Article Number  
(Transfer from service label) 7012 1010 0002 8280 7555

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
*X Dinia Staley*

B. Received by (Printed Name) Dinia Staley C. Date of Delivery 9-3-13

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MICHAEL F MASINGILL (13-705)  
2042 MCINGVALE RD SUITE B  
HERNANDO, MS 38632

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
*[Handwritten Signature]*

B. Received by (Printed Name) C. Date of Delivery  
*Dinia Staley* *9-3-13*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label) 7012 1010 0002 8280 7562

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV041824NON

**Agency Number:** 13-012106

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07388 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE STEVEN W PITMANN AND STEVEN DARREL PERKINS AND MICHAEL F MASINGILL AND GERALD W CHATHAM JR

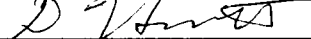
**Defendant:**

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

Received this Writ on 8/27/2013 at 2:12 PM and served same at 12:30 PM on 8/30/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

SDS DEVIN HUNNICUTT

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDCURRAN

**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 7, 2013, 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 **CATALINA TAX CO LLC** holder of Tax Certificate No. **07388**, issued the **1st** day of **June, A.D., 2011** 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:

**UNIT 806 GALIA AT LOST KEY MARINA & YACHT CLUB CONDOMINIUM ALSO INT IN COMMON ELEMENTS OR 6567 P 317**

**SECTION 24, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102341696 (13-705)**

RECEIVED  
SEP 27 2013  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

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

**STEVEN W PITMANN and STEVEN DARREL PERKINS and MICHAEL F MASINGILL and GERALD W CHATHAM JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of October, which is the **7th day of October 2013**.

Dated this 5th day of September 2013.

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 Heather Mahoney 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**

**Post Property:  
10099 NELLE AVE 806 32507**

By: *Heather Mahoney*

**Heather Mahoney  
Deputy Clerk**





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete Restricted Delivery if desired.
- Mark your name and address so that we can return the item to you.
- Attach this label to the back of the mail piece, or on this separate receipt.

1. Article Addressed to:

SYCAMORE BANK | 705  
PO BOX 96  
SENATOBIA, MS 38668

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *Kent Purvis*  Addressee

B. Received by (Printed Name) C. Date of Delivery  
*Kent Purvis* *9-3-13*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number

(Transfer from service label)

