CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19

0326 . 47

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	ABLDVC LLC 11072 TURTLE BEACH RD NORTHPALM BEACH, FL 33408	Application date	Jul 09, 2025
Property description	KNIGHTEN CLAYTON KNIGHTEN LANGLEY 3370 SHANNON PL PENSACOLA, FL 32504 5792 RED CEDAR ST 10-4333-543 LT 7 BLK C THE COVE 1ST ADD PB 10 P 9 OR 3850 P 104 OR 7300 P 1360	Certificate #	2023 / 5354
		Date certificate issued	06/01/2023

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/5354	06/01/2023	276.46	107.82	384.28
			➔Part 2: Total*	**384.28**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
				Part 3: Total*	**0.00**

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	384.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. **Total Paid** (Lines 1-6)	759.28

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida

Date July 14th, 2025

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. **Total Paid** (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____ Date of sale 03/04/2026
Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500625

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ABLDVC LLC
11072 TURTLE BEACH RD
NORTHPALM BEACH, FL 33408,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-4333-543	2023/5354	06-01-2023	LT 7 BLK C THE COVE 1ST ADD PB 10 P 9 OR 3850 P 104 OR 7300 P 1360

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ABLDVC LLC
11072 TURTLE BEACH RD
NORTHPALM BEACH, FL 33408

Applicant's signature

07-09-2025
Application Date

Gary "Bubba" Peters
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Back

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	153S321103007003
Account:	104333543
Owners:	KNIGHTEN CLAYTON KNIGHTEN LANGLEY
Mail:	3370 SHANNON PL PENSACOLA, FL 32504
Situs:	5792 RED CEDAR ST 32507
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	$50,000	$0	$50,000	$50,000
2023	$50,000	$0	$50,000	$50,000
2022	$40,000	$0	$40,000	$39,930

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
08/15/2022	8921	135	$100	QC	N	
02/17/2015	7300	1360	$100	OT	Y	
09/1995	3850	104	$21,000	WD	N	
10/1994	3666	342	$100	QC	N	
03/1989	2690	999	$7,000	CJ	N	
01/1906	1121	622	$100	SC	N	

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

2024 Certified Roll Exemptions

None

Legal Description

LT 7 BLK C THE COVE 1ST ADD PB 10 P 9 OR 8921 P 135

Extra Features

None

Parcel Information

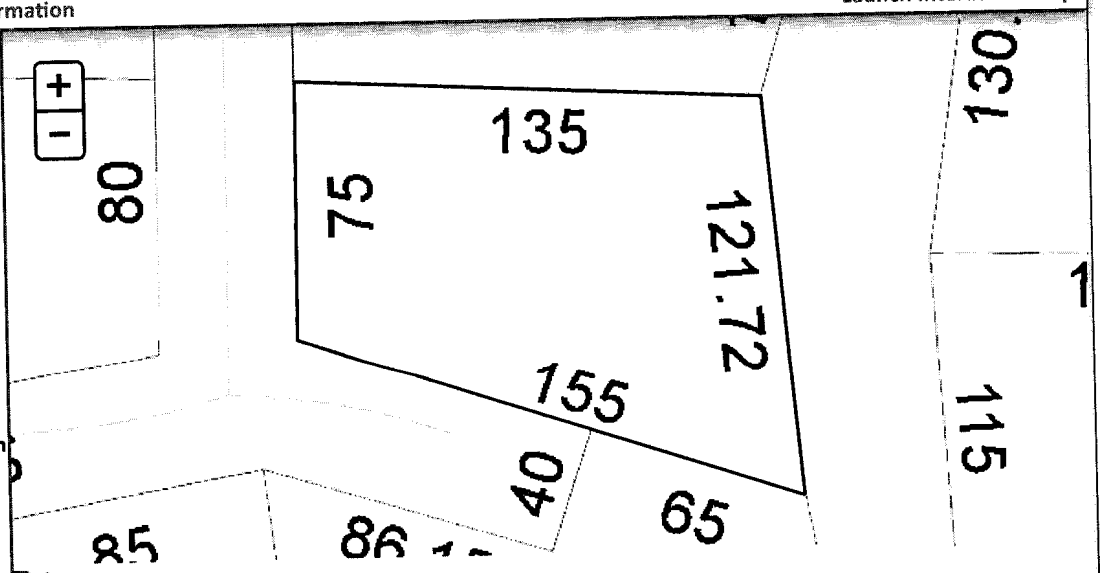
Launch Interactive Map

Section Map Id: 15-3S-32-4

Approx. Acreage: 0.3083

Zoned: LDR

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings
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:07/22/2025 (tc.4968)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025055323 7/22/2025 3:05 PM
OFF REC BK: 9351 PG: 1496 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ABLDVC LLC** holder of **Tax Certificate No. 05354**, issued the **1st** day of **June, A.D., 2023** 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 7 BLK C THE COVE 1ST ADD PB 10 P 9 OR 3850 P 104 OR 7300 P 1360

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104333543 (0326-47)

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

CLAYTON KNIGHTEN and LANGLEY KNIGHTEN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th day of March 2026.**

Dated this 22nd day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale

Account: 104333543 Certificate Number: 005354 of 2023

Date Of Redemption: 7/22/2025

Clerk's Check: 1

Clerk's Total $806.40

Postage: $0.00

Tax Deed Court Registry $772.40

Payor Name:
HILL KELLY DODGE INC
6171 PENSACOLA BLVD
PENSACOLA FL 32505

Notes:

Submit | Reset | Print Preview | Print Receipt

Commit Redemption ☑

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: **10-4333-543** CERTIFICATE #: **2023-5354**

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: **December 16, 2005 to and including December 16, 2025** Abstractor: **Candace Thomas**

BY

Michael A. Campbell,
As President
Dated: December 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 18, 2025
Tax Account #: **10-4333-543**

1. The Grantee(s) of the last deed(s) of record is/are: **CLAYTON KNIGHTEN AND LANGLEY KNIGHTEN**

   By Virtue of Quit Claim Deed recorded 1/25/2023 in OR 8921/135

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

   a. **NONE**

4. Taxes:

   Taxes for the year(s) NONE are delinquent.
   Tax Account #: 10-4333-543
   Assessed Value: $55,000.00
   Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **INNERARITY ISLAND ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: **MAR 3, 2026**

TAX ACCOUNT #: **10-4333-543**

CERTIFICATE #: **2023-5354**

In compliance with Section 197.522, 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 _2025_ tax year.**

CLAYTON KNIGHTEN
LANGLEY KNIGHTEN
3370 SHANNON PL
PENSACOLA, FL 32504

INNERARITY ISLAND ASSOCIATION, INC.
CHERYL E KELLEY REGISTERED AGENT
908 GARDENGATE CIR
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 17th day of December 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 18, 2025
Tax Account #:10-4333-543

LEGAL DESCRIPTION
EXHIBIT "A"

LT 7 BLK C THE COVE 1ST ADD PB 10 P 9 OR 8921 P 135

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4333-543(0326-47)

Recorded in Public Records 1/25/2023 12:13 PM OR Book 8921 Page 135, Instrument #2023005909, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $35.50 Deed Stamps $0.70

Prepared By:
Catherine Johnson

After Recording Return To:
Catherine Johnson
3370 Shannon Place
Pensacola, Florida 32504

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on August 08, 2022 THE GRANTOR(S),

- Catherine N Johnson, a single person

for and in consideration of the sum of: $1.00 and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Clayton Knighten, a single person, residing at 3370 SHANNON PL, PENSACOLA, FL County, Florida 32504-4491

- Langley Knighten, a single person, residing at 3370 SHANNON PL, PENSACOLA, FL County, _____ 32504-4491

as joint tenants with rights of survivorship, Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land, in an unincorporated area in the County of FL, state of FLORIDA to wit:

Legal Description:

lt 7 blk c the cove 1st add pb 10 p 9 or 3850 p 104 or 7300 p 1360

SEE ATTACHED

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

EXCEPTING AND RESERVING unto Grantor(s), a 0 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

Tax Parcel Number: 153s321103007003

Mail Tax Statements To:
Clayton Knighten
3370 Shannon Place
Pensacola, Florida _____

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 8/15/22

Catherine N. Johnson
Catherine N Johnson
3370
PENSACOLA, Florida, 32504-4491

In Witness Whereof,

Tabatha Boyle
Tabatha Boyle
Witness

Jocelyn James
Jocelyn James
Witness

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 15th day of August, 2022 by Catherine N Johnson, who are personally known to me or who have produced personally known as identification.

Serena Antoniazzi
Signature of person taking acknowledgment

SERENA ANTONIAZZI
MY COMMISSION # HH 073710
EXPIRES: March 26, 2025
Bonded Thru Notary Public Underwriters

Name typed, printed, or stamped

Title or rank

Serial number (if applicable)

34.00
147.00
171.00

This Warranty Deed

OR Bk3850 Pg0104
INSTRUMENT 00242443

D S PD $147.00
Mort $0.00 ASUM $0.00
OCTOBER 12, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: D.C.

Made this 12th day of September A.D. 19 95
by L. M. Hollender a/k/a Leonard M. Hollender, Corinne M. Marks, and Mary Catherine Laughlin

hereinafter called the grantor, to
Philip E. Johnson and Catherine N. Johnson, husband and wife

whose post office address is: 5794 Red Cedar Street
Pensacola, FL 32507

Grantees' SSN: 648-22-9454
257-60-1520

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 7, Block C, First Addition to The Cove, a subdivision in the West half of Section 15, Township 3 South, Range 32 West, Escambia County, Florida, being a portion of the Juan Innerarity Grant, Escambia County, Florida, according to Plat Book 10 at page 9 of the public records of said County.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 15-3S-32-1103-007-003

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 94

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

Signed, sealed and delivered in our presence:

Name: Samantha Hurd

Name: Rhonda H. Sellars

Name:

Name:

L. M. Hollender LS
Name & Address: L. M. Hollender
1520 Linda Avenue
Maryville, TN 37803

Name & Address: LS

Name & Address: LS

Name & Address: LS

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 12th day of September, 19 95, by
L. M. Hollender a/k/a Leonard M. Hollender

who is personally known to me or who has produced a drivers license as identification.

NOTARY PUBLIC
RHONDA H. SELLARS
State of Florida
My Comm. Exp. July 11, 1998
Comm. # CC 391572

Print Name:
Notary Public
My Commission Expires:

PREPARED BY: Rhonda H. Sellars
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, Florida 32501
File No: 3A-48838

WD-1
5/93