



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

0316.48

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	HAYES SILEDA F HAYES DOUGLAS W JR TRUSTEES 11286 CO RD 83 ELBERTA, AL 36530 16404 NORTH SHORE CT 10-4462-396 LOT 11 BLK C NORTH SHORE 1ST ADDN PB 9 P 89 OR 3994 P 962 OR 5860 P 1659	Certificate #	2023 / 5365
		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)
# 2023/5365	06/01/2023	750.06	109.70	859.76
→ Part 2: Total*				859.76

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)
# 2025/5650	06/01/2025	1,059.57	6.25	52.98	1,118.80
# 2024/5452	06/01/2024	1,047.23	6.25	189.37	1,242.85
Part 3: Total*					2,361.65

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)	3,221.41
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)	3,596.41

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 Dees
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

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: 2500623

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
10-4462-396	2023/5365	06-01-2023	LOT 11 BLK C NORTH SHORE 1ST ADDN PB 9 P 89 OR 3994 P 962 OR 5860 P 1659

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

07-09-2025
Application Date

Applicant's signature



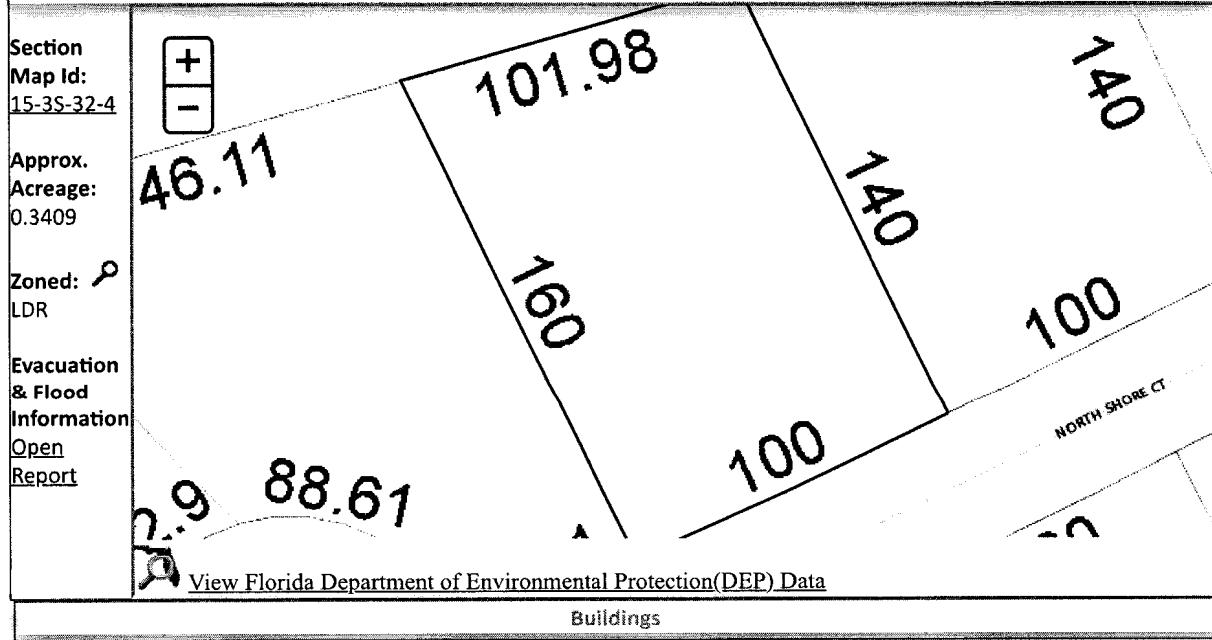
Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode ● Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	1535322003011003					
Account:	104462396					
Owners:	HAYES SILEDA F HAYES DOUGLAS W JR TRUSTEES FOR HAYES SILEDA F TRUST					
Mail:	11286 CO RD 83 ELBERTA, AL 36530					
Situs:	16404 NORTH SHORE CT 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						
Sales Data Type List:		2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
03/2006	5860	1659	\$100	WD	N	
05/1996	3994	962	\$13,000	WD	N	
05/1994	3590	859	\$100	WD	N	
01/1908	1137	930	\$11,000	WD	N	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
Legal Description						
LOT 11 BLK C NORTH SHORE 1ST ADDN PB 9 P 89 OR 3994 P 962 OR 5860 P 1659						
Extra Features						
None						

Parcel Information

[Launch Interactive Map](#)


Images



4/26/2024 12:00:00 AM

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.5011)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025055324 7/22/2025 3:05 PM
OFF REC BK: 9351 PG: 1497 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ABLDVC LLC** holder of **Tax Certificate No. 05365**, 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:

LOT 11 BLK C NORTH SHORE 1ST ADDN PB 9 P 89 OR 3994 P 962 OR 5860 P 1659

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104462396 (0326-48)

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

**SILEDA F HAYES TRUSTEE FOR SILEDA F HAYES TRUST and DOUGLAS W HAYES JR
TRUSTEE FOR SILEDA F HAYES TRUST**

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.

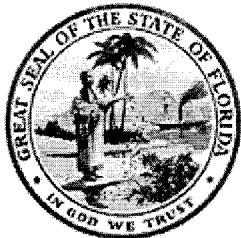
For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.



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: 104462396 Certificate Number: 005365 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes



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 #: 10-4462-396 CERTIFICATE #: 2023-5365

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: Andrew Hunt

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 18, 2025
Tax Account #: **10-4462-396**

1. The Grantee(s) of the last deed(s) of record is/are: **KIMBERLY ELIZABETH MCTIERNAN AND JOHN FREDERICK MCTIERNAN**

By Virtue of Warranty Deed recorded 12/8/2025 in OR 9416/1158

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. **Claim of Lien in favor of Innerarity Island Homeowners Association Inc. of Pensacola recorded 12/8/2011 – OR 6794/1231**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-4462-396

Assessed Value: \$40,745.00

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 #: 10-4462-396

CERTIFICATE #: 2023-5365

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.

**SILEDA F HAYS AND
DOUGLAS W HAYES JR TRUSTEES
SILEDA F HAYES INTER VIVOS
TRUST DATED 4/29/2002
11286 COUNTY ROAD 83
ELBERTA, AL 36530**

**CHERYL E KELLEY REGISTERED AGENT
INNERARITY ISLAND ASSOCIATION INC
908 GARDEN GATE CIR
PENSACOLA, FL 32504**

**KIMBERLY ELIZABETH MCTIERNAN
AND JOHN FREDERICK MCTIERNAN
16406 N SHORE CT.
PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 18th 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 #:10-4462-396

LEGAL DESCRIPTION
EXHIBIT "A"

LOT 11 BLK C NORTH SHORE 1ST ADDN PB 9 P 89 OR 3994 P 962 OR 5860 P 1659

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4462-396(0326-48)

Prepared by and return to:

Coastal Land Title, LLC
14620 Perdido Key Drive #100
Pensacola, FL 32507

File No P-3256

Parcel Identification No 15-3S-32-2003-011-003

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of December, 2025 between Douglas W. Hayes, Jr., Trustee of Sileda F. Hayes Inter Vivos Trust dated April 29, 2002, whose post office address is 11286 County Road 83, Elberta, AL 36530, of the County of Baldwin, Alabama, Grantor, to

Kimberly Elizabeth McTiernan and John Frederick McTiernan, wife and husband, whose post office address is 16406 N Shore Ct, Pensacola, FL 32507, of the County of FL, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of SIXTY THOUSAND AND 00/100 (U.S.60,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia, Florida, to-wit:

Lot 11, Block C, First Addition to North Shore, a subdivision of a portion of the West Half of Section 15, Township 3 South, Range 32 West, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 89, of the Public Records of Escambia County, Florida.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

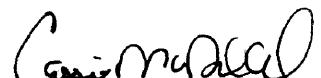
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

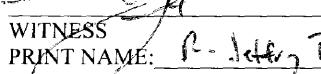
Signed, sealed and delivered in our presence:

Sileda F. Hayes Inter Vivos Trust dated April 29, 2002

By:

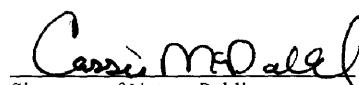
Douglas W. Hayes, Jr., Trustee


WITNESS
PRINT NAME: Cassie McDonald


WITNESS
PRINT NAME: R. Jeffrey Ross

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of December, 2025, by Douglas W. Hayes, Jr., Trustee of Sileda F. Hayes Inter Vivos Trust dated April 29, 2002, who is/are personally known to me or who has/have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



Warranty Deed

File No.: P-3256

Page 2 of 2

Recorded in Public Records 12/08/2011 at 08:43 AM OR Book 6794 Page 1231,
 Instrument #2011086908, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

PREPARED BY:

ETHERIDGE PROPERTY MANAGEMENT, INC.
 AGENT FOR INNERARITY ISLAND HOMEOWNERS ASSOCIATION INC. OF PENSACOLA
 908 GARDEN GATE CIRCLE
 PENSACOLA, FL. 32504

CLAIM OF LIEN

This is a claim of Lien for unpaid assessments and late fees on those assessments, together with attorney's fees incurred by the undersigned incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following described property in Escambia, Florida:

Description:

LOT 11 BLK C NORTH SHORE 1ST ADDN PB 9 P 89 OR 3994 P 962...

The record owner: Sileda Hayes
 11256 CO RD 83
 Elberta, AL 36530

This Claim of Lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated.

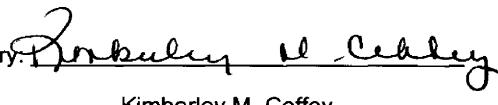
AMOUNT DUE: \$ 92.97 DATE DUE: January 2010 thru October 2011

By: 
 Ray O. Etheridge
 Agent for Innerarity Island Homeowners
 Association, Inc of Pensacola

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared Ray O. Etheridge known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 5th day of December, 2011.

Notary: 
 Kimberley M. Coffey

