



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

DS2649

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	AGMA INTERNATIONAL LLC C/O DARLEEN MONROE LUellen 5552 JAMES MADISON DR N MOBILE, AL 36693 6200 BLK BRICKYARD RD 12-0837-000 BEG AT SE COR OF MACKS 10A TRACT N 70 FT FOR BEG N 70 FT W 205 FT N 70 FT W 105 FT S 210 FT E 210 FT (Full legal attached.)	Certificate #	2023 / 6469
		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)
# 2023/6469	06/01/2023	142.31	55.50	197.81
→ Part 2: Total*				197.81

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)	197.81
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)	572.81

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:	<i>Candice Lewis</i>	Escambia, Florida
		Date <u>July 14th, 2025</u>
Signature, Tax Collector or Designee		

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.

BEG AT SE COR OF MACKS 10A TRACT N 70 FT FOR BEG N 70 FT W 205 FT N 70 FT W 105 FT S 210 FT E 210 FT N 70 FT E 100 FT TO POB OR 7375 P 414 OR 7426 P 407 SEC 40/36 T 2/3 N R 31

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500624

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
12-0837-000	2023/6469	06-01-2023	BEG AT SE COR OF MACKS 10A TRACT N 70 FT FOR BEG N 70 FT W 205 FT N 70 FT W 105 FT S 210 FT E 210 FT N 70 FT E 100 FT TO POB OR 7375 P 414 OR 7426 P 407 SEC 40/36 T 2/3 N R 31

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		Assessments																								
Parcel ID:	402N311000000033	<table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> </thead> <tbody> <tr> <td>2024</td><td>\$10,000</td><td>\$0</td><td>\$10,000</td><td>\$6,792</td></tr> <tr> <td>2023</td><td>\$6,175</td><td>\$0</td><td>\$6,175</td><td>\$6,175</td></tr> <tr> <td>2022</td><td>\$6,175</td><td>\$0</td><td>\$6,175</td><td>\$6,175</td></tr> </tbody> </table>					Year	Land	Imprv	Total	Cap Val	2024	\$10,000	\$0	\$10,000	\$6,792	2023	\$6,175	\$0	\$6,175	\$6,175	2022	\$6,175	\$0	\$6,175	\$6,175
Year	Land	Imprv	Total	Cap Val																						
2024	\$10,000	\$0	\$10,000	\$6,792																						
2023	\$6,175	\$0	\$6,175	\$6,175																						
2022	\$6,175	\$0	\$6,175	\$6,175																						
Account:	120837000	Disclaimer																								
Owners:	AGMA INTERNATIONAL LLC	Tax Estimator																								
Mail:	C/O DARLEEN MONROE LUELLEN 5552 JAMES MADISON DR N MOBILE, AL 36693	Change of Address																								
Situs:	6200 BLK BRICKYARD RD 32577	File for Exemption(s) Online																								
Use Code:	VACANT RESIDENTIAL	Report Storm Damage																								
Taxing Authority:	COUNTY MSTU	2024 Certified Roll Exemptions																								
Tax Inquiry:	Open Tax Inquiry Window	None																								
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector																										
Sales Data Type List		Legal Description																								
Sale Date	Book	Page	Value	Type	Multi	Parcel Records																				
04/18/2022	8773	531	\$11,700	QC	N																					
10/21/2015	7426	407	\$100	QC	N																					
06/07/2015	7375	414	\$3,500	QC	N																					
09/22/2014	7241	414	\$100	QC	N																					
05/29/2014	7180	1162	\$100	QC	N																					
05/19/2014	7172	1930	\$1,500	TD	N																					
02/09/2009	6643	153	\$100	WD	N																					
07/1995	3800	843	\$1,100	TD	N																					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller																										
Parcel Information			Launch Interactive Map																							

Section
Map Id:
40-2N-31

A small icon of a battery with a '+' sign at the top and a '-' sign at the bottom, indicating power or energy.

Approx.
Acreage:
1.0663

Zoned:

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.5060)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025055325 7/22/2025 3:05 PM
OFF REC BK: 9351 PG: 1498 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ABLDVC LLC holder of Tax Certificate No. 06469, 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:

BEG AT SE COR OF MACKS 10A TRACT N 70 FT FOR BEG N 70 FT W 205 FT N 70 FT W 105 FT S 210 FT E 210 FT N 70 FT E 100 FT TO POB OR 7375 P 414 OR 7426 P 407 SEC 40/36 T 2/3 N R 31

SECTION 40, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120837000 (0326-49)

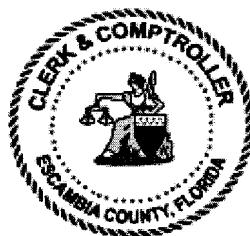
The assessment of the said property under the said certificate issued was in the name of

AGMA INTERNATIONAL LLC

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 CHILDEERS
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: 120837000 Certificate Number: 006469 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 #: 12-0837-000 CERTIFICATE #: 2023-6469

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 17, 2005 to and including December 17, 2025 Abstractor: Pam Alvarez

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 18, 2025
Tax Account #: **12-0837-000**

- 1. The Grantee(s) of the last deed(s) of record is/are: **DARLEEN MONROE LUELLEN**
By Virtue of Quit Claim Deed recorded 4/29/2022 in OR 8773/531**
- 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 #: 12-0837-000
Assessed Value: \$7,471.00
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): **NONE****

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 #: 12-0837-000

CERTIFICATE #: 2023-6469

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.

**DARLEEN MONROE LUELLEN AND
AGMA INTERNATIONAL LLC
C/O DARLEEN MONROE LUELLEN
5552 JAMES MADISON DR N
MOBILE, AL 36693**

**BENTLEY INVESTMENT GROUP, CORP
REGISTERED AGENT OF AGMA
INTERNATIONAL LLC
15970 W STATE RD 84, #234
SUNRISE, FL 33326**

**AGMA INTERNATIONAL LLC
301 THELMA DR #153
CASPER, WY 82609**

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 #:12-0837-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF MACKS 10A TRACT N 70 FT FOR BEG N 70 FT W 205 FT N 70 FT W 105 FT S
210 FT E 210 FT N 70 FT E 100 FT TO POB OR 8773 P 531 SEC 40/36 T 2/3 N R 31**

SECTION 40, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0837-000(0326-49)

Recorded in Public Records 4/29/2022 7:41 AM OR Book 8773 Page 531,
Instrument #2022043430, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$81.90

Return to:
AGMA INTERNATIONAL, LLC
P.O. BOX 872590
VANCOUVER, WA 98687

This Instrument Prepared by:
JASMINE REEVES
P.O. BOX 872590
VANCOUVER, WA 98687

Property Appraisers Parcel Identification
(Folio) Number(s):
40 2N 31 1000 000 033

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

QUIT CLAIM DEED

(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 and shall be construed to include all genders and singular or plural as the context indicates.)

Made this 18th day of April, 2022 BETWEEN

AGMA International, LLC, a Wyoming Limited Liability Company, whose address is 301 Thelma Dr. #153, Casper, WY 82609, Grantor, and, **Darleen Monroe Luellen, A Married Woman**, whose address is 5552 James Madison Dr. N. Mobile, AL 36693, Grantee.

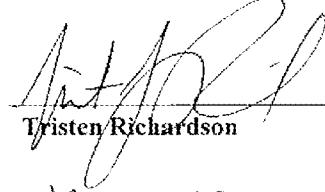
Witnesseth: that the grantor, for and in consideration of the sum of \$11,697.00 Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Escambia County, Florida to wit:

SEE ATTACHED EXHIBIT 'A' MADE PART HEREOF BY REFERENCE

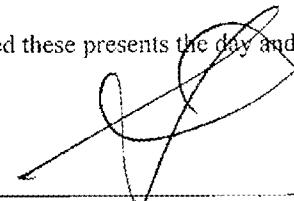
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 of the said grantor, either in law or equity, to the only proper use, benefit and be hoof of the said grantee forever.

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



Tristen Richardson



S. Seal as Agent, AGMA International, LLC



Karie Rinker

STATE OF Washington
COUNTY OF Seattle

The foregoing instrument was acknowledged before me on 4/18/25 by S. Seal, as Agent, AGMA International, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires: 4/18/25
Notary Public for the State of WA

JASMINE REEVES Notary Public State of Washington License Number 21012146 My Commission Expires April 18, 2025
--

RECORD AND RETURN TO GRANTEE LISTED ABOVE

EXHIBIT 'A'

Assessor's Parcel Number: 40 2N 31 1000 000 033

BEG AT SE COR OF MACKS 10A TRACT N 70 FT FOR BEG N 70 FT W 205 FT N 70 FT W 105 FT S 210 FT E 210 FT N 70 FT E 100 FT TO POB OR 7180 P 1162 OR 7241 P 414 SEC 40/36 T 2/3 N R 31

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.