



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

0326-20

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IDE IDE TECHNOLOGIES INC 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Jun 30, 2025
Property description	WALLACE LAUREN C EST OF 725 ROCKLAND ST CANTONMENT, FL 32533 2440 SPYGLASS CIR 05-3911-528 LT 6 BLK B NEWPORT PLACE PB 16 P 32 OR 7158 P 754 SEC 12/13 T 2S R 30W	Certificate #	2023 / 2233
		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)
# 2023/2233	06/01/2023	200.62	63.20	263.82
→Part 2: Total*				263.82

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)
# 2025/2480	06/01/2025	1,882.59	6.25	94.13	1,982.97
# 2024/2410	06/01/2024	1,850.66	6.25	145.35	2,002.26
Part 3: Total*					3,985.23

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)	4,249.05
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)	4,624.05

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date July 2nd, 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.	60,250.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/04/2026</u> 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: 2500622

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
IDE
IDE TECHNOLOGIES INC
3641 N.52 AVE
HOLLYWOOD, FL 33021,

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
05-3911-528	2023/2233	06-01-2023	LT 6 BLK B NEWPORT PLACE PB 16 P 32 OR 7158 P 754 SEC 12/13 T 2S R 30W

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
IDE
IDE TECHNOLOGIES INC
3641 N.52 AVE
HOLLYWOOD, FL 33021

06-30-2025
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 Parcel ID: 132S301200060002 Account: 053911528 Owners: WALLACE LAUREN C EST OF Mail: 725 ROCKLAND ST CANTONMENT, FL 32533 Situs: 2440 SPYGLASS CIR 32526 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>\$20,000</td> <td>\$100,501</td> <td>\$120,501</td> <td>\$120,501</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$95,303</td> <td>\$115,303</td> <td>\$115,303</td> </tr> <tr> <td>2022</td> <td>\$10,000</td> <td>\$82,264</td> <td>\$92,264</td> <td>\$26,064</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2024	\$20,000	\$100,501	\$120,501	\$120,501	2023	\$20,000	\$95,303	\$115,303	\$115,303	2022	\$10,000	\$82,264	\$92,264	\$26,064																						
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Sales Data Type List <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel Records</th> </tr> </thead> <tbody> <tr> <td>03/24/2014</td> <td>7158</td> <td>754</td> <td>\$48,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>12/16/2013</td> <td>7119</td> <td>87</td> <td>\$2,600</td> <td>CT</td> <td>N</td> <td></td> </tr> <tr> <td>05/2006</td> <td>5920</td> <td>1454</td> <td>\$95,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>11/2004</td> <td>5530</td> <td>1145</td> <td>\$73,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/1999</td> <td>4428</td> <td>582</td> <td>\$65,800</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Multi	Parcel Records	03/24/2014	7158	754	\$48,000	WD	N		12/16/2013	7119	87	\$2,600	CT	N		05/2006	5920	1454	\$95,000	WD	N		11/2004	5530	1145	\$73,500	WD	N		06/1999	4428	582	\$65,800	WD	N		2024 Certified Roll Exemptions None Legal Description LT 6 BLK B NEWPORT PLACE PB 16 P 32 OR 7158 P 754 SEC 12/13 T 2S R 30W Extra Features None
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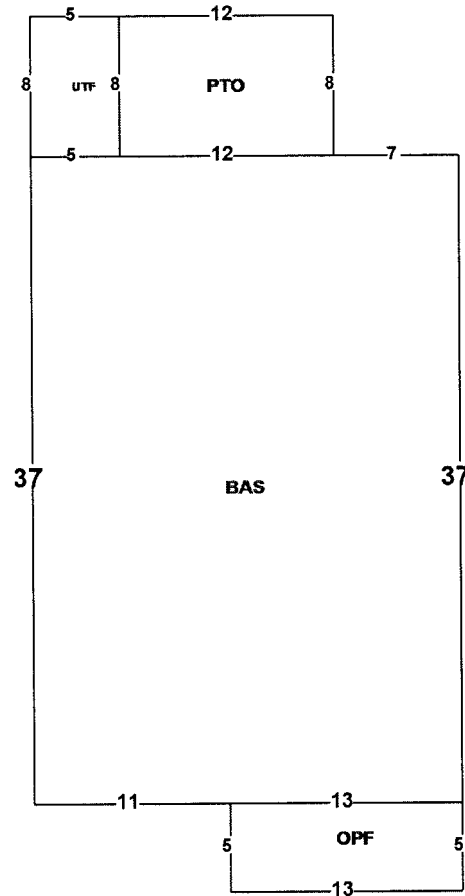
Parcel Information Section Map Id: 12-25-30-1 Approx. Acreage: 0.0694 Zoned: Com Evacuation & Flood Information Open Report	<div style="text-align: right;">Launch Interactive Map</div> <div style="text-align: center;"> <p>24.16</p> <p>24.16</p> <p>30</p> <p>125</p> </div> <div style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data </div>
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Buildings

Address: 2440 SPYGLASS CIR, Improvement Type: TOWNHOUSE, Year Built: 1999, Effective Year: 1999, PA Building ID#: 75708

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1089 Total SF

BASE AREA - 888
OPEN PORCH FIN - 65
PATIO - 96
UTILITY FIN - 40

Images



6/25/2025 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: 07/14/2025 (rc.176366)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IDE TECHNOLOGIES INC** holder of **Tax Certificate No. 02233**, 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 6 BLK B NEWPORT PLACE PB 16 P 32 OR 7158 P 754 SEC 12/13 T 2S R 30W

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053911528 (0326-20)

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

LAUREN C WALLACE EST OF

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 **fourth** Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 15th 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

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 #: 05-3911-528 CERTIFICATE #: 2023-2233

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: Vicki Campbell

BY



Michael A. Campbell,
As President
Dated: December 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2025

Tax Account #: **05-3911-528**

1. The Grantee(s) of the last deed(s) of record is/are: **LAUREN C WALLACE**

By Virtue of Warranty Deed recorded 4/15/2014 in OR 7158/754 ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH RECORDED IN ESCAMBIA COUNTY, FLORIDA.

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. **Lien in favor of Emerald Coast Utilities Authority recorded 12/29/2011 – OR 6802/1331**
- b. **Claim of Lien in favor of Newport Place Homeowners Association Inc. – OR 9414/519**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 05-3911-528

Assessed Value: \$122,464.00

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): **NEWPORT PLACE HOMEOWNERS 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 #: 05-3911-528

CERTIFICATE #: 2023-2233

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

LAUREN C WALLACE
ESTATE OF LAUREN C WALLACE
725 ROCKLAND ST
CANTONMENT, FL 32533

LAUREN C WALLACE
ESTATE OF LAUREN C WALLACE
2440 SPYGLASS CIR
PENSACOLA, FL 32526

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

NEWPORT PLACE HOMEOWNERS
ASSOCIATION INC
KIM COFFEY 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 17, 2025

Tax Account #:05-3911-528

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 BLK B NEWPORT PLACE PB 16 P 32 OR 7158 P 754 SEC 12/13 T 2S R 30W

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3911-528(0326-20)

Recorded in Public Records 04/15/2014 at 08:22 AM OR Book 7158 Page 754,
Instrument #2014025863, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$336.00

48,000.00



SUNBELT
TITLE AGENCY

Prepared by: Cyndi Nelson
Sunbelt Title Agency
~~Return to:~~ 2170 West SR 434, Suite 450
Longwood, FL 32779
File Number: 7938130331

Return To:
Sunbelt Title Agency
558 W. New England Avenue
Suite 220
Winter Park, FL 32789

[Space Above This Line For Recording Data]

Special Warranty Deed

Made this 3rd day of April, 2014, by Pen Air Federal Credit Union, a Corporation existing under the laws of the United States whose post office address is: 2001 Bishops Gate Blvd, Mount Laurel, NJ 08054, hereinafter called Grantor, and to: LAUREN C. WALLACE, A SINGLE PERSON, whose post office address is: 2440 SPYGLASS CIRCLE PENSACOLA, FL 32526, hereinafter called the Grantee.

Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, grants and conveys to Grantee that property located in the County of Escambia, State of Florida, described more particularly as follows:

Lot 6, Block B, NEWPORT PLACE, according to the plat thereof, recorded in Plat Book 16, Page 32, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 05-3911-528

AKA: 2440 Spyglass Circle Pensacola, FL 32526

Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

Incident to the issuance of title insurance.

1

EQUITYPHHSPECIALWARRANTYDEEDREO
REV. 8/12/13
ak

BK: 7158 PG: 755 Last Page

AKA: 2440 Spyglass Circle Pensacola, FL 32526

In Witness Whereof, the said Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, sealed and delivered in our presence:

Annette Smith
Witness: (Signature)

Printed Name: Annette Smith

Kim Hutton
Witness: (Signature)

Printed Name: Kim Hutton

State of FloridaCounty Escambia

I Hereby Acknowledge that on this date 24th day of March, 2014, before me personally appeared William Carroll Scarborough (Print Name), EVP/CFO (Title) of PEN AIR FEDERAL CREDIT UNION, to me personally known and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation, and that the said instrument is the act and deed of said Corporation.

Witness my signature and official seal on 24th day of March, 2014 in the County of Escambia and the State of Florida.

Kelly A. Gosselin
NOTARY PUBLIC (signature)

Print Name: Kelly A. GosselinMy Commission Expires: 5/24/2015

Stamp/Seal:



KELLY A. GOSSELIN
COMMISSION # EE71269
EXPIRES: May 24, 2015

Pen Air Federal Credit Union

By: [Signature]Print Name: William Carroll ScarboroughTitle: EVP/CFO

This Instrument Was Prepared
By And Is To Be Returned To:
Paula Chetwynde,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien
against the following described real property situated in Escambia County, Florida,
for water, wastewater and/or sanitation service provided to the following customer:

LT 6 BLK B NEWPORT PLACE PB 16 P 32 OR 5920 P 1454 SEC 12/13 T 2S R 30W

Customer: Rosalind Kimberly Mccullough

Account Number: 185852-108865

Amount of Lien: \$419.42, together with additional unpaid utility service
charges, if any, which may accrue subsequent to the date of this notice and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended, and this lien shall be prior to all other liens on such lands or
premises except the lien of state, county, and municipal taxes and shall be on a
parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by
means of deed recorded in the public records of Escambia County, Florida, prior to
the recording of this instrument, or if the interest of the above-named customer is
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the
recording of this instrument, this lien shall be void and of no effect.

Dated: 12/20/11

EMERALD COAST UTILITIES AUTHORITY

BY: Paula Chetwynde

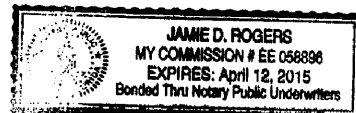
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27th day of
December, 20 11, by Paula Chetwynde of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/2011



Prepared By
John "Jay" A Fraiser, Jr.
Moorhead Law Group, PLLC
127 Palafox Street, Suite 200
Pensacola, FL 32502
CA-1597-006

CLAIM OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o Etheridge Property Management, 908 Gardengate Circle, Pensacola FL 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by §720.3085, Florida Statutes, and the Declaration of Covenants, Conditions, and Restrictions of Newport Place, recorded on May 27, 1998, in Official Records Book 4275, Page 903 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Lot 8, Block B, NEWPORT PLACE, according to the plat thereof, recorded in Plat Book 10, Page 82, of the Public Records of Escambia County, Florida.

The property address is 2440 Spyglass Circle, Pensacola, FL 32526. The record title owner of the property is Estate of Lauren C. Wallace, whose mailing address is 725 Rockland Street, Cantonment, FL 32533.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts (less any partial payments applied in accordance with Florida statutory law), as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
General Assessments (due January 1, 2021 through July 1, 2025)	\$2,744.00
Attorney Fees	\$375.00
Certified Mail Costs	\$40.04
Recording Fees	<u>\$38.00</u>
Less Payments	(\$330.64)
Total Due:	\$2,866.40

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of eighteen percent (18%) per annum, from the date each assessment became due, and will include all administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

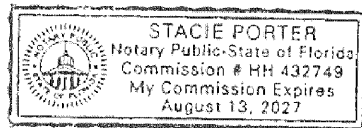
EXECUTED this 25 day of November, 2025.

NEWPORT PLACE HOMEOWNERS
ASSOCIATION, INC., a Florida not-for-
profit corporation

Kim Coffey
By: Kim Coffey
Its: Property Manager and Authorized Agent

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 25th day of November, 2025, by Kim Coffey as the Property
Manager and Authorized Agent for Newport Place Homeowners Association, Inc., a Florida not-
for-profit corporation, on behalf of the corporation, who is personally known to me.

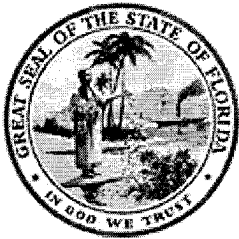


Stacie Porter
(Signature of Notary Public)
Notary Public, State of Florida
Print Name: Stacie Porter
My Commission Expires: 8-13-25

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been
furnished by Certified Mail, Return Receipt #9414811898765435358362 and
#9414811898765435358065 and U.S. Mail to Estate of Lauren C. Wallace, 2440
Spyglass Circle, Pensacola, FL 32526 and 725 Rockland Street, Cantonment, FL 32533 on this
2nd day of December, 2025

John Jay A. Fraiser, Jr.
John "Jay" A. Fraiser, Jr.
Moorhead Law Group, PLLC
127 Palafox Place, Suite 200
Pensacola, FL 32502
Attorneys for Newport Place
Homeowners Association, Inc.

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: 053911528 Certificate Number: 002233 of 2023

Date Of Redemption	<input type="text" value="12/30/2025"/>	
Clerk's Check	<input type="text" value="1"/>	Clerk's Total \$817.20
Postage	<input type="text" value="\$0.00"/>	Tax Deed Court Registry \$783.20
Payor Name	<input type="text" value="JAMES H HARDY"/> <input type="text" value="2392 TRAILWOOD DR"/> <input type="text" value="CANTONMENT FL 32533"/>	
Notes	<input type="text"/> <input type="text"/>	

<input type="button" value="Submit"/>	<input type="button" value="Reset"/>	<input type="button" value="Print Preview"/>	<input type="button" value="Print Receipt"/>
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☒ Commit Redemption