

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

1025 - 08

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Appli	cation date	Apr 21, 2025	
Property description	ROXBY JAMES & NEW HOUSE MORTGAGE SERVICES INC 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408 6650 HAMPTON RD 03-1195-526 LT 25 BLK A WEDGEWOOD UNIT 2 PB 7 P 59 OR 6574 P 818			Certificate #		2023 / 1124	
				Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App		·		Appli		<u> </u>
Column 1 Certificate Numbe	Colum er Date of Certif	_		olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/1124	06/01/2			1,281.88	<u> </u>	64.09	1,345.97
					1	→Part 2: Total*	1,345.97
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/1185	06/01/2024		1,393.43	6.25 92.61		1,492.29	
		1				Part 3: Total*	1,492.29
Part 4: Tax Colle	ector Certified An	ounts (L	ines 1-7)				
1. Cost of all cert	ificates in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above)	2,838.26
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						1,332.66
4. Property inform	nation report fee						200.00
5. Tax deed application fee				175.00			
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	r Instr	uctions, page 2)	0.00
7.					To	tal Paid (Lines 1-6)	4,545.92
	nformation is true and				y infon	mation report fee, ar	nd tax collector's fees
						Escambia, Florid	а

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

Par	t 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	nere: Date of sale 10/01/2025 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

Application Number: 2500321

To: Tax Collector of <u>ES</u>	CAMBIA COUNTY, F	lorida	
I, KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176		to the Tour	2-Ut-y-and make toy dood application thorough
hold the listed tax certificate	and hereby surrender the sa	me to the Tax (Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
03-1195-526	2023/1124	06-01-2023	LT 25 BLK A WEDGEWOOD UNIT 2 PB 7 P 59 OR 6574 P 818
 pay all delinquent pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus inter and omitted taxes, plus inter- tor's fees, property information applicable.	est covering the	
which are in my possession	• •	on is based and	an other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 50 PO BOX 71540 PHILADELPHIA, PA 19	023		04-21-2025
Applic	cant's signature	_	Application Date



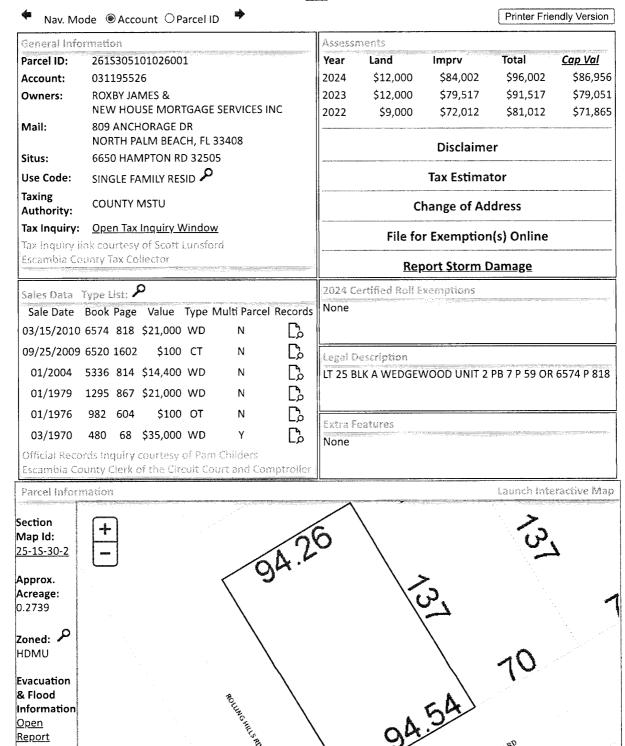
Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

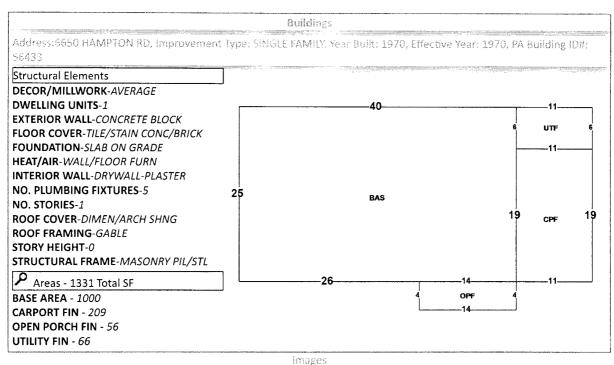
Tangible Property Search

Sale List

Back



View Florida Department of Environmental Protection(DEP) Data





4/11/2024 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:05/09/2025 (tc.6152)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034453 5/13/2025 12:43 PM
OFF REC BK: 9316 PG: 817 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01124**, 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 25 BLK A WEDGEWOOD UNIT 2 PB 7 P 59 OR 6574 P 818

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031195526 (1025-08)

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

JAMES ROXBY and NEW HOUSE MORTGAGE SERVICES INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of October, which is the 1st day of October 2025.

Dated this 13th day of May 2025.

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 Emily Hogg 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.

SA COUNTY, LOW

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 #: 03-1195-526	CERTIFICATE #:	2023-112	24		
THIS REPORT IS NOT TITLE INSURANCE. THI REPORT IS LIMITED TO THE PERSON(S) EXPI INFORMATION REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED BY	NAME IN THE	PROPERTY		
The attached Report prepared in accordance with the listing of the owner(s) of record of the land describe tax information and a listing and copies of all open of encumbrances recorded in the Official Record Book said land as listed on page 2 herein.	d herein together with curre or unsatisfied leases, mortg	ent and delinquer ages, judgments	nt ad valorem and		
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 considered a title insurance policy, an opinion of titl warranty of title.					
Use of the term "Report" herein refers to the Proper	ty Information Report and t	he documents at	tached hereto.		
Period Searched: July 11, 2005 to and include	ling July 11, 2025	Abstractor:	Andrew Hunt		
ВУ					
Malphel					

Michael A. Campbell, As President Dated: July 14, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 14, 2025

Tax Account #: 03-1195-526

 The Grantee(s) of the last deed(s) of record is/are: JAMES ROXBY AND NEW HOUSE MORTGAGE SERVICES INC

By Virtue of Warranty Deed recorded 3/29/2010 in OR 6574/818

- 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. Code Enforcement Order in favor of Escambia County recorded 7/22/2020 OR 8336/1104 together with Cost Order recorded 1/15/2021 OR 8444/1405
- 4. Taxes:

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

Tax Account #: 03-1195-526 Assessed Value: \$86,956.00

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
	INVILITI	THE CHANGE TO S	

TAX DEED SALE DATE:		OCT 1, 2025		
TAX ACCOUNT #:		03-1195-526		
CERTIFICATE #:		2023-1124		
those perso	ns, firms, and/or agencies having legal	tes, the following is a list of names and addresses of interest in or claim against the above-described e is being submitted as proper notification of tax deed		
YES NO	Notify City of Pensacola, P.O. Box 1 Notify Escambia County, 190 Gover Homestead for <u>2024</u> tax year.	£ .		
JAMES FII NEW HOU 809 ANCHO	OXBY AND NCK, REGISTERED AGENT SE MORTGAGE SERVICES IN ORAGE DR ALM BEACH, FL 33408	JAMES ROXBY AND NEW HOUSE MORTGAGE SERVICES INC 6650 HAMPTON RD PENSACOLA, FL 32505		

ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 15th day of July 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

July 14, 2025 Tax Account #:03-1195-526

LEGAL DESCRIPTION EXHIBIT "A"

LT 25 BLK A WEDGEWOOD UNIT 2 PB 7 P 59 OR 6574 P 818

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1195-526(1025-08)

Recorded in Public Records 03/29/2010 at 04:38 PM OR Book 6574 Page 818, Instrument #2010019613, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$147.00

PREPARED BY & RETURN TO:

Robin Lyn Colvin, an employee of Guarantee Title, Inc.

Address: 11382 Prosperity Farms Road

Suite 228

Palm Beach Gardens, FL 33410

File No. 10-00107RC

Incident to the issuance of title insurance policy(ies)

Consideration:\$21,000.00

Parcel No.: 261S305101026001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 15th day of March, 2010, by CENTRAL CREDIT UNION OF FLORIDA, hereinafter called the Grantor, to JAMES ROXBY and NEW HOUSE MORTGAGE SERVICES. INC., whose post office address is 809 Anchorage Drive, North Palm Beach, FL 33408

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Escambia, State of Florida, viz:

Lot 25, Block "A", Wedgewood, Unit #2, a subdivision in Escambia County, Florida, according to plat recorded in Plat Book 7, Page 59, of the Public Records of Escambia County, Florida.

AND BEING the same property conveyed unto the Grantors herein by virtue of Certificate of Title dated September 25, 2009, recorded October 21, 2009, in Official Records Book 6520, Page 1602, Public Records of Escambia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR SUBJECT TO TAXES FOR THE YEAR $\underline{2010}$ and SURESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY. AND SUBSEQUENT YEARS, RESTRICTIONS,

TO HAVE AND TO HOLD the same in fee simple forever

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31,

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

CENTRAL CREDIT UNION OF FLORIDA

Name: Carolyn G. DWelle

Title: President

Address (Principal Place of Business): P. O. Box 17048, Pensacola, FL 32522

STATE OF FLORIDA COUNTY OF

day of March, 2010, by He (she) is personally known to me or has produced as identification

CYNTHIA N. ACOSTA **Notary Public-State of Florida** Comm. Exp. March 19, 2011 Comm. No. DD 640489

My commission expires:

Recorded in Public Records 7/22/2020 4:48 PM OR Book 8336 Page 1104, Instrument #2020059731, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 7/22/2020 12:33 PM OR Book 8336 Page 197, Instrument #2020059504, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO:

PR#:

CE20041550L **LOCATION: 6650 HAMPTON RD** 261S305101026001

VS.

ROXBY, JAMES 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

NEW HOUSE MORTGAGE SERVICES INC. **809 ANCHORAGE DR** NORTH PALM BEACH, FL 33408

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

6/12/25, 1:54 PM

BK: 8336 PG: 1105

BK: 8336 PG: 198

assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

6/12/25, 1:54 PM

BK: 8336 PG: 1106

BK: 8336 PG: 199

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 8/4/2020 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Inop Trailer/Boat

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$25.00 per day, commencing 8/5/2020. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be

BK: 8336 PG: 1107 Last Page

BK: 8336 PG: 200 Last Page

DONE AND ORDERED at Escambia County, Florida on the 14th day of

July, 2020.

John B. Trawick
Special Magistrate

Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COM OF THE

ORIGINAL ON FILE IN THIS PIFICE WITNESS MY HAND AND OFF OR SE

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

DATE: 7/22(1000)

Recorded in Public Records 1/15/2021 9:36 AM OR Book 8444 Page 1405, Instrument #2021005077, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 1/15/2021 9:18 AM OR Book 8444 Page 1331, Instrument #2021005040, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

33408

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

Case No: CE20041550L Location: 6650 HAMPTON RD PR #: 261S305101026001

ROXBY, JAMES 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408 NEW HOUSE MORTGAGE SERVICES INC, 809 ANCHORAGE DR NORTH PALM BEACH, FL

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 7/14/2020.

Itemized Cost

Daily fines \$1,750.00
Fines \$0.00
Court Cost \$235.00
County Abatement Fees \$0.00
Administrative Costs \$0.00

Payments \$0.00 **Total: \$1,985.00**

DONE AND ORDERED at Escambia County, Florida on

John B. Trawick

Special Magistrate
Office of Environmental Enforcement

\$25.00 Per Day From: <u>08/05/2020</u> To: <u>10/14/2020</u>

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROE

FROMBIA COUNTY, FLORIDA

DATE: 01-15-200

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01124 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES ROXBY

809 ANCHORAGE DR

NORTH PALM BEACH, FL 33408

NORTH PALM BEACH, FL 33408

JAMES ROXBY NEW HOUSE MORTGAGE SERVICES INC 6650 HAMPTON RD PENSACOLA, FL 32505 PENSACOLA, FL 32505

JAMES FINCK, REGISTERED AGENT NEW HOUSE MORTGAGE SERVICES INC 809 ANCHORAGE DR NORTH PALM BEACH FL 33408

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 14th day of August 2025.

COMPTROLL BY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01124**, 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 25 BLK A WEDGEWOOD UNIT 2 PB 7 P 59 OR 6574 P 818

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031195526 (1025-08)

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

JAMES ROXBY and NEW HOUSE MORTGAGE SERVICES INC

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 October, which is the **1st** day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, 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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Post Property:

6650 HAMPTON RD 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REOUIRED.

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 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01124, 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 25 BLK A WEDGEWOOD UNIT 2 PB 7 P 59 OR 6574 P 818

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031195526 (1025-08)

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

JAMES ROXBY and NEW HOUSE MORTGAGE SERVICES INC

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 October, which is the 1st day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

JAMES ROXBY 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1025.08

Document Number: ECSO25CIV033652NON

Agency Number: 25-008963

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01124 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: JAMES ROXBY AND NEW HOUSE MORTGAGE SERVICES INC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:56 AM and served same at 7:45 AM on 8/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: CNMORTON

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Post Property:

6650 HAMPTON RD 32505

Sed & COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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PALM BEACH COUNTY SHERIFF'S OFFICE ORIGINAL RETURN

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Court: CIRCUIT
Case No.: 01124
County: ESCAMBIA

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809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

JAMES ROXBY

ESCAMBIA COUNTY - TAX DEEDS 221 PALAFOX PLACE

SUITE 110 PENSACOLA, FL 32502

NOTICE OF APPLICATION FOR TAX DEED WITH WARNING AND COPY IN RE: JAMES ROXBY AND NEW HOUSE MORTGAGE SERVICES INC

N/A

Received this Writ on August 26, 2025 and served the same on the within named defendant at 1:25 PM on August 28, 2025, in Palm Beach County, Florida, a true copy of this Writ, endorsed thereon by me, Erik Smith by **Posting** an attached copy to a conspicuous place on the property.

Erik Smith 7168

PALM BEACH COUNTY SHERIFF'S OFFICE ORIGINAL RETURN

Court: CIRCUIT
Case No.: 01124
County: ESCAMBIA

y

809 ANCHORAGE DR

NORTH PALM BEACH, FL 33408

ESCAMBIA COUNTY - TAX DEEDS 221 PALAFOX PLACE SUITE 110 PENSACOLA, FL 32502

IN RE: JAMES ROXBY AND NEW HOUSE MORTGAGE SERVICES INC

NEW HOUSE MORTGAGE SERVICES INC

NOTICE OF APPLICATION FOR TAX DEED WITH WARNING AND COPY

N/A

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Received this Writ on August 26, 2025 and served the same on the within named defendant at 1:25 PM on August 28, 2025, in Palm Beach County, Florida, a true copy of this Writ, endorsed thereon by me, Erik Smith by **Posting** an attached copy to a conspicuous place on the property.

Erik Smith 7168

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Personal Services:

JAMES ROXBY 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Emily Hogg Deputy Clerk

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809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

COMPTROLES

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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JAMES ROXBY [1025-08] 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

9171 9690 0935 0127 1717 72 9/25 DELIVERED

JAMES ROXBY [1025-08] 6650 HAMPTON RD PENSACOLA, FL 32505

9171 9690 0935 0127 1717 58 9/8 Unclaimed

JAMES FINCK, REGISTERED AGENT [1025-08] NEW HOUSE MORTGAGE SERVICES INC 809 ANCHORAGE DR NORTH PALM BEACH FL 33408

9171 9690 0935 0127 1717 34

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [1025-08] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1717 27

NEW HOUSE MORTGAGE SERVICES INC [1025-08] 809 ANCHORAGE DR NORTH PALM BEACH, FL 33408

9171 9690 0935 0127 1717 65 4/2 Deliver 00

> NEW HOUSE MORTGAGE SERVICES INC [1025-08] 6650 HAMPTON RD PENSACOLA, FL 32505

9171 9690 0935 0127 1717 41

ESCAMBIA COUNTY / COUNTY **ATTORNEY [1025-08]** 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

Meter Groups

Meter Group 140649

Neopost - 1 meter(s)

Meter Group 1209807

Neopost - 1 maler(s)

Meters in 140649

31219251

Profile | Print | Guide | →Export

My Services Supplies Tracking Reports Equipment

Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter: Tracking Number:

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Current Status: Class of Mail

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08/21/25 01:54 PM OR

Recipient:

33408 Zip Code: ILINO BEACH City:

FL State:

Proof of Delivery

Bo Tandrog

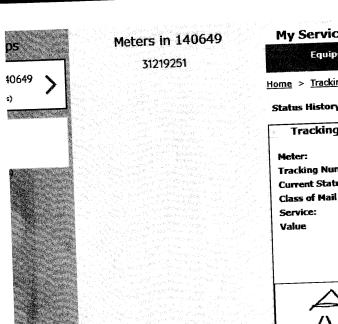
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Mon, 08/25/25, 07:23:00 PM Sun, 08/24/25, 03:55:00 PM Sun, 08/24/25, 12:02:00 PM

OK : Delivered

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Status



My Services	Profile [Print
Equipment Reports	Tracking Supplies

Home > Tracking > Status History

Status History ?

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31219251 9171969009350127171765 Tracking Number:

OK : Delivered **Current Status:** FC

ERR \$0.740 **Mailing Date:** Sender:

08/21/25 01:54 PM OR

Recipient:

33408 Zip Code:

City: FL

JUNO BEACH

State:

Proof of Delivery



Status Details ▼ Status Date OK : Delivered Tue, 09/02/25, 06:51:00 PM Processed (processing scan) Mon, 09/01/25, 02:53:00 PM Sat, 08/30/25, 07:08:00 PM Processed (processing scan) 9171 9690 0935 0127 1717 41

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Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110

Pensacola, FL 32502

6650 HAMPTON RD PENSACOLA, FL 32505

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

326

BC: 32502583335 *2538-01601-22-16

0009/11/25

Pam Childers Clerk of the Circuit Court & Comptroller Official Records

ESCAMBIL

221 Palafox Place, Suite 110 Pensacola, FL 32502

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JAMES ROXBY [1025-08] 6650 HAMPTON RD PENSACOLA, FL 32505

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