



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

1125-71

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	CAPERS MYRDIS D 4842 SIERRA DR PENSACOLA, FL 32526 4842 SIERRA DR 09-2625-000 BEG 400 FT S OF NW COR OF LT 4 E 743 FT FOR POB S 227 FT E 115 FT N 227 FT W 115 FT TO POB OR 3860 P (Full legal attached.)	Certificate #	2023 / 4199
		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)
# 2023/4199	06/01/2023	709.53	35.48	745.01
→Part 2: Total*				745.01

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)
# 2024/4347	06/01/2024	740.41	6.25	52.60	799.26
Part 3: Total*					799.26

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)	1,544.27
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	659.31
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)	2,578.58

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 April 24th, 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.	31,818.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/05/2025</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.

BEG 400 FT S OF NW COR OF LT 4 E 743 FT FOR POB S 227 FT E 115 FT N 227 FT W 115 FT TO POB OR 3860 P 920/921

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500156

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
09-2625-000	2023/4199	06-01-2023	BEG 400 FT S OF NW COR OF LT 4 E 743 FT FOR POB S 227 FT E 115 FT N 227 FT W 115 FT TO POB OR 3860 P 920/921

I agree to:

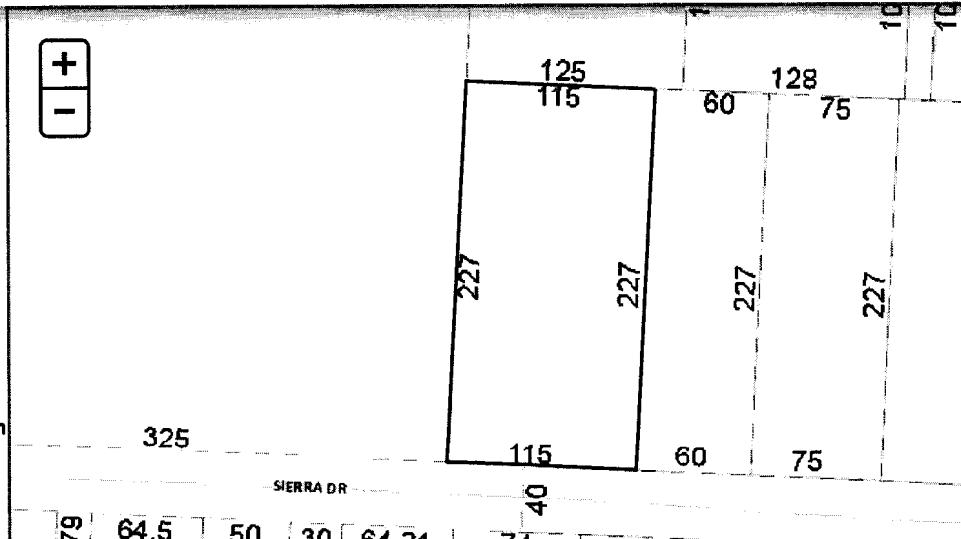
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature

General Information							Assessments				
Parcel ID:	012S314110000000						Year	Land	Imprv	Total	Cap Val
Account:	092625000						2024	\$20,580	\$94,491	\$115,071	\$63,636
Owners:	CAPERS MYRDIS D						2023	\$20,580	\$92,128	\$112,708	\$61,783
Mail:	4842 SIERRA DR PENSACOLA, FL 32526						2022	\$20,580	\$74,675	\$95,255	\$55,529
Situs:	4842 SIERRA DR 32526						Disclaimer				
Use Code:	MULTI-FAMILY <=9						Tax Estimator				
Units:	2						Change of Address				
Taxing Authority:	COUNTY MSTU						File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window						Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							2024 Certified Roll Exemptions HOMESTEAD EXEMPTION				
Sales Data Type List:							Legal Description				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	BEG 400 FT S OF NW COR OF LT 4 E 743 FT FOR POB S 227 FT E 115 FT N 227 FT W 115 FT TO POB OR 3860 P 920/921				
06/1995	3860	921	\$100	WD	N						
06/1995	3860	920	\$100	WD	N						
10/1985	2214	462	\$100	WD	N						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features METAL BUILDING				
Parcel Information							Launch Interactive Map				
Section	<div><div>+</div><div>-</div></div>										
Map Id:	01-25-31-1										
Approx. Acreage:	0.5591										
Zoned:	MDR										
Evacuation & Flood Information	Open Report										
											
View Florida Department of Environmental Protection (DEP) Data											
Buildings											

Address: 4842 SIERRA DR, Improvement Type: MOBILE HOME, Year Built: 2009, Effective Year: 2009, PA Building ID#: 128588

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-VINYL

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-8

NO. STORIES-1

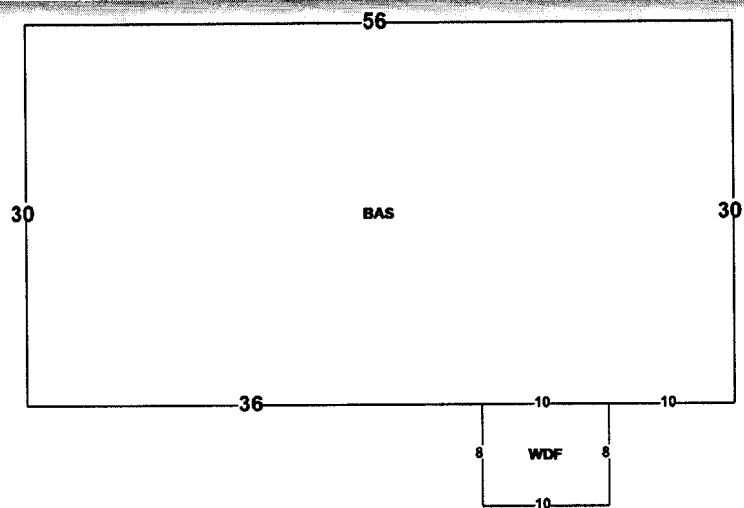
STORY HEIGHT-0



Areas - 1760 Total SF

BASE AREA - 1680

WOOD DECK FIN - 80



Improvement Type: MOBILE HOME, Year Built: 1970, Effective Year: 1970, PA Building ID#: 154699

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-FLAT/SHED
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 744 Total SF

BASE AREA - 744

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Images



1/11/2023 12:00:00 AM



1/11/2023 12:00:00 AM

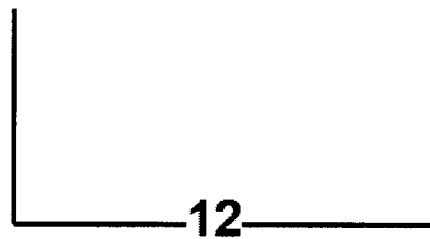
The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/15/2025 (tc.4927)

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BAS

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04199**, 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 400 FT S OF NW COR OF LT 4 E 743 FT FOR POB S 227 FT E 115 FT N 227 FT W 115 FT TO POB OR 3860 P 920/921

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092625000 (1125-71)

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

MYRDIS D CAPERS

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 November, which is the **5th day of November 2025**.

Dated this 16th 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.



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 #: 09-2625-000 CERTIFICATE #: 2023-4199

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: August 11, 2005 to and including August 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 12, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 12, 2025

Tax Account #: **09-2625-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM F CAPERS AND MYRDIS D CAPERS**

By Virtue of Warranty Deed recorded 10/31/1995 in OR 3860/920 together with Warranty Deed recorded 10/31/1995 in OR 3860/921.

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. **Judgment in favor of Credit Corp Solutions, Inc. recorded 4/22/2025 – OR 9305/816**
4. Taxes:

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

Tax Account #: 09-2625-000

Assessed Value: \$63,636.00

Exemptions: HOMESTEAD EXEMPTION

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: NOV 5, 2025

TAX ACCOUNT #: 09-2625-000

CERTIFICATE #: 2023-4199

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

MYRDIS D CAPERS AND
WILLIAM F CAPERS
4842 SIERRA DR
PENSACOLA, FL 32526

CREDIT CORP SOLUTIONS INC
180 WEST ELECTION RD S
DRAPER, UT 84020

Certified and delivered to Escambia County Tax Collector, this 12th day of August 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

August 12, 2025

Tax Account #:09-2625-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG 400 FT S OF NW COR OF LT 4 E 743 FT FOR POB S 227 FT E 115 FT N 227 FT W 115 FT TO
POB OR 3860 P 920/921**

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-2625-000(1125-71)

OR Bk3860 Pg0920

INSTRUMENT 00247133
Page 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida

Escambia County

WARRANTY DEED

Know All Men by These Presents: That Clarence R. Culberson and
Virgle F. Culberson, Husband and Wifefor and in consideration of One dollar (\$1.00) and other good and valuable
consideration

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

William F. Capers and Myrdis D. Capers, Husband and Wife

their

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Floridato-wit: From a point 50 feet South of the Northwest corner of Lot 4,
Section 1, Township 2 South, Range 31 West, run East a distance
of 743 feet, thence South at right angles a distance of 463.5
feet for starting point of this description, from such point
continue South a distance of 113.5 feet, thence run East a
distance of 115 feet, thence North a distance of 113.5 feet,
and thence West a distance of 115 feet to point of beginning.D S PD \$0.70
Mort \$0.00 ASUM \$0.00
OCTOBER 31, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY *R. D. Rother* D.C.

Instrument 00247133

Filed and recorded in the
Official Records
OCTOBER 31, 1995
at 02:36 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
FloridaTogether with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that we, our heirs, executors and administrators, the said grantee, their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.IN WITNESS WHEREOF, we have hereunto set our hand and seal this 23rd
day of June A. D. 1995Signed, sealed and delivered in the presence of *Clarence R. Culberson* (SEAL)*Carol Bilan* / *Carol Bilan* *Virgle F. Culberson* (SEAL)*Janet R. Green* / *Janet R. Green* *Virgle F. Culberson* (SEAL)

(SEAL)

(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared Clarence R. Culberson and

his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of June 19 95

This instrument was prepared by:

Virgle F. Culberson

4838 Sierra Dr,

Address Pensacola, Fla.

My commission expires



Notary Public

PAMELA THOMPSON

Notary Public, State of Florida

My Comm. Exp. Apr. 25, 1998

Comm. No. CC 367184

Recorded in Public Records 4/22/2025 11:08 AM OR Book 9305 Page 816,
Instrument #2025028187, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 219171875 E-Filed 03/19/2025 01:30:19 PM

IN THE COUNTY COURT
OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

Case No.: 2024 SC 002891

CREDIT CORP SOLUTIONS, INC.,
180 West Election Road, S,
Draper, UT 84020,

Plaintiff,

vs.

MYRDIS CAPERS
4842 SIERRA DR.

PENSACOLA FL 32526,

Defendant.

FINAL JUDGMENT

The Defendant failing to comply with the Stipulation entered into on May 20th, 2024, and the Plaintiff filing the appropriate pleadings in this matter, it is

ORDERED AND ADJUDGED that Plaintiff, CREDIT CORP SOLUTIONS, INC., whose address is 180 West Election Road, S, Draper, UT 84020, recover from Defendant, MYRDIS CAPERS, 4842 SIERRA DR, PENSACOLA FL 32526, ***-**-**** the sum of \$471.26 on principal, with costs in the sum of \$245.80, making a total of \$717.06, which shall bear interest at the applicable statutory rate as set forth in §55.03, Florida Statutes, from the judgment date through December 31st of the year in which the judgment is entered. Thereafter, the rate shall be adjusted annually on January 1st of each successive year in accordance with the interest rate in effect on that date as set by the Chief Financial Officer until the Judgment is paid, for all of which let execution issue.

DONE AND ORDERED at Escambia County, Florida.

03/19/2025 08:22:02
2024 SC 002891

signed by COUNTY CLERK JARAL BARRY JACKSON JR. 03/19/2025 08:22:02 03/19/25
COUNTY JUDGE

Copies furnished to:

MARCADIS SINGER, P.A., Attorneys for Plaintiff, at 5104 South Westshore Blvd., Tampa, Florida 33611
E-service: pleadings@marcadislaw.com

MYRDIS CAPERS, Defendant, at 4842 SIERRA DR, PENSACOLA FL 32526

250220/F30543/skahn

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT <https://www.escambiaclerk.com/certify> TO VALIDATE THIS DOCUMENT



Digitally signed by Pamela L. Childers
Date: 2025.04.16 16:19:58 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

Unique Code : CAA-CACDCABBBFAGAH-BCADD-BDJEDJJEJ-BBGABDE-G Page 1 of 1