

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

1225.47

Part 1: Tax Deed	Application infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025
Property description	DONNELLY DANIEL P TRUSTEE FOR DONNELLY DANIEL P 14511 PERDIDO KEY DR # 605 PENSACOLA, FL 32507 14511 PERDIDO KEY DR 605 10-3518-046 UNIT 605 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 6494 P 122 OR 6521 P 630			Certificate # Date certificate issued		2023 / 5300	
						06/01/2023	
Part 2: Certificate	es Owned by App	licant an	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Column 2 Certificate Number Date of Certificate Sale Face A			olumn 3 ount of Certificate	Column 4 Interest		Column 5: Total (Column 3 + Column 4)	
# 2023/5300	2023/5300 06/01/2023 6,545.74		327.29	6,873.03			
						→Part 2: Total*	6,873.03
Part 3: Other Cer	tificates Redeem	ed by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of 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 Colle	ector Certified Am	ounts (L	ines 1-7)			# 100 mm m	A STATE OF THE STA
Cost of all certi	ficates in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above)	6,873.03
2. Delinquent taxo	es paid by the applic	ant			·		0.00
Current taxes paid by the applicant				6,779.50			
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector un	der s.197.5	542, F.S. (s	see Tax Collecto	or Instr	uctions, page 2)	0.00
7.					To	tal Paid (Lines 1-6)	14,027.53
	nformation is true and				y infon	mation report fee, ar	nd tax collector's fees
1						Escambia, Florid	a
Sign here:	ature, Tax Collector or Des	ianee			C	oate <u>April 24th, 2</u>	2025
Signe						Poo Instructions on Pay	

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.	269,925.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	here: Date of sale12/03/20 Signature, Clerk of Court or Designee	025

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: 2500231

To: Tax Collector of ES	CAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
10-3518-046	2023/5300	06-01-2023	UNIT 605 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 6494 P 122 OR 6521 P 630
 pay all delinquent 	nding tax certificates plus and omitted taxes, plus intor's fees, property information	nterest covering th	
•	tificate on which this appli	cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 60 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Applie	cant's signature		-



Gary "Bubba" Peters Escambia County Property Appraiser

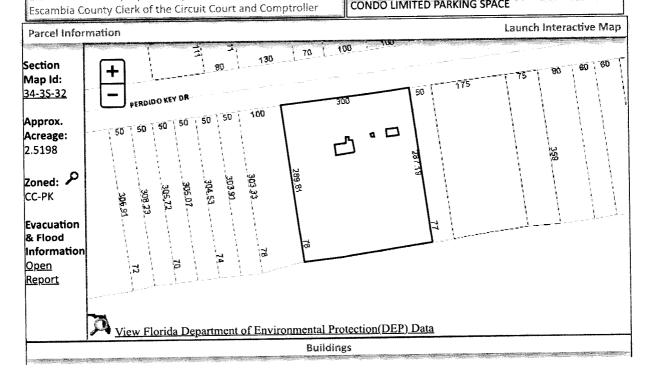
Real Estate Search

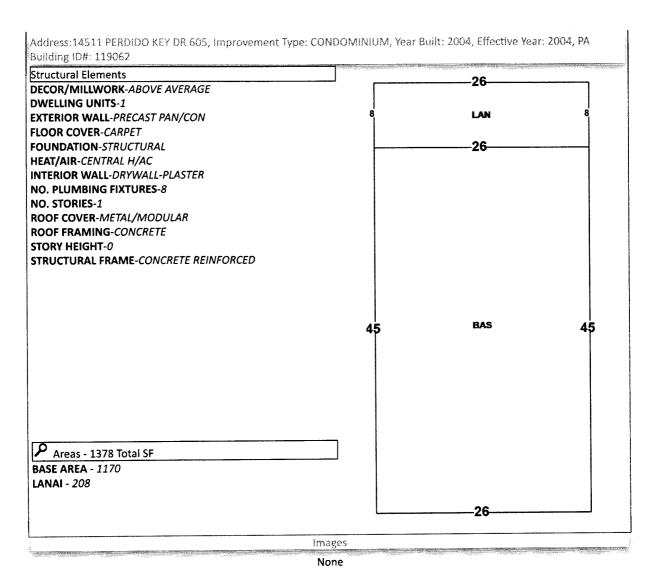
Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode
Account OParcel ID Assessments General Information Total Cap Val Year Land **Imprv** Parcel ID: 1435321017023001 \$539,850 \$539,850 2024 \$0 \$539,850 Account: 103518046 \$539,850 DONNELLY DANIEL P TRUSTEE FOR DONNELLY 2023 \$0 \$539,850 \$539,850 Owners: \$387,327 DANIEL P 2022 \$504,750 \$504,750 **REVOCABLE LIVING TRUST 12-21-2007** 14511 PERDIDO KEY DR # 605 Mail: Disclaimer PENSACOLA, FL 32507 14511 PERDIDO KEY DR 605 32507 Situs: **Tax Estimator** Use Code: CONDO-RES UNIT 🔑 **Change of Address** Taxing **COUNTY MSTU Authority:** File for Exemption(s) Online Open Tax Inquiry Window Inquiry: **Report Storm Damage** Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector 2024 Certified Roll Exemptions Sales Data Type List: 🔑 HOMESTEAD EXEMPTION Type Multi Parcel Records Value Sale Date Book Page \$100 QC Legal Description 10/01/2009 6521 630 UNIT 605 WINDEMERE CONDO ALSO A 0.92% INT IN 08/06/2009 6494 122 \$280,000 WD COMMON ELEMENTS ALSO COVERED PARKING SPACE 5605 385 \$650,000 WD 03/2005 #60 OR 5557 P 140 OR... 🔑 12/2004 5557 140 \$595,900 WD Extra Features Official Records Inquiry courtesy of Pam Childers CONDO LIMITED PARKING SPACE





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:05/21/2025 (tc.4800)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038279 5/23/2025 10:48 AM
OFF REC BK: 9322 PG: 615 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05300, 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:

UNIT 605 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 6494 P 122 OR 6521 P 630

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103518046 (1225-47)

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

DANIEL P DONNELLY TRUSTEE FOR DANIEL P DONNELLY REVOCABLE LIVING TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 23rd 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.

COUNT

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 #:	10-3518-046	CERTIFICATE #:	2023-530	0
REPORT IS LIMITEI	OT TITLE INSURANCE. THE O TO THE PERSON(S) EXPE PORT AS THE RECIPIENT(S	RESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
listing of the owner(s) tax information and a	repared in accordance with the of record of the land describe listing and copies of all open of the din the Official Record Book page 2 herein.	d herein together with cor unsatisfied leases, mo	current and delinquent ortgages, judgments a	t ad valorem nd
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: Septe	ember 11, 2005 to and includ	ling September 11, 202	25 Abstractor:	Andrew Hunt
ВҮ				
Malphy				

As President Dated: September 12, 2025

Michael A. Campbell,

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-3518-046

1. The Grantee(s) of the last deed(s) of record is/are: **DANIEL P DONNELLY AS TRUSTEE OF THE DANIEL P DONNELLY REVOCABLE LIVING TRUST DATED DECEMPBER 21,2007**

By Virtue of Quitclaim Deed recorded 10/22/2009 in OR 6521/630

- 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) 2022-2024 are delinquent.

Tax Account #: 10-3518-046 Assessed Value: \$539,850.00

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): WINDEMERE OWNERS' 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	J: PROPERTY	INFORMATION	REPORT FOR TDA
	WILL TO LETTER		INDI OINI I OIN I DIN

TAX DEED SALE DATE:	DEC 3, 2025			
TAX ACCOUNT #:	10-3518-046 2023-5300			
CERTIFICATE #:				
those persons, firms, and/or agencies h	lorida Statutes, the following is a list of names and addresses of naving legal interest in or claim against the above-described le certificate is being submitted as proper notification of tax deed			
YES NO ☐ ☐ Notify City of Pensacola ☐ Notify Escambia County ☐ Homestead for 2024 to	y, 190 Governmental Center, 32502			
DANIEL P DONNELLY 15411 PERDIDO KEY DR #605	THE WINDEMERE OWNERS ASSOCIATION INC 10447 SORRENTO RD STE 100 PMB#60			

MOORHEAD REAL ESTATE LAW GROUP AS REGISTERED AGENT THE WINEMERE OWNERS ASSOCIATION INC 127 PALAFOX PL STE 200 PENSACOLA, FL 32502

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

September 12, 2025 Tax Account #:10-3518-046

LEGAL DESCRIPTION EXHIBIT "A"

UNIT 605 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS ALSO COVERED PARKING SPACE #60 OR 6521 P 630

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3518-046(1225-47)

Recorded in Public Records 10/22/2009 at 02:00 PM OR Book 6521 Page 630, Instrument #2009072923, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO

MARK A. ANDERSON, ESQ. 145 South Fig Street Escondido, California 92025

MAIL TAX STATEMENTS TO

Daniel P. Donnelly, Trustee 852 Ave. Ricardo, #126 San Marcos, California 92069

Parcel No: 143S32-1017-023-001

DOCUMENTARY TRANSFER TAX: None: "This conveyance transfers the Grantor's interest into a revocable living transfer." (Consideration less than \$100.)

Declarant or agent determining tax

QUITCLAIM DEED

FOR NO CONSIDERATION, which is hereby acknowledged, DAN DONNELLY, a single man, hereby quitclaims to DANIEL P. DONNELLY as Trustee of THE DANIEL P. DONNELLY REVOCABLE LIVING TRUST, u/d/t December 21, 2007, all his interest in and to that real property located in the City of Pensacola, County of Escambia, State of Florida, commonly known as: 14511 Perdido Key Drive, #605, Pensacola, Florida and more fully described as follows:

See Exhibit "A" attached hereto and made a part herein.

Dated: 10 _____, 2009

DAN DONNELLY

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

On 1/1, 2009, before me, Mark Anderson, Notary Public, personally appeared DAN DONNELLY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary

BK: 6521 PG: 631 Last Page

EXHIBIT "A"

Unit 605 Windemere, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5540, page 1525, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

Additionally, pursuant to Article I, Section 17 and Article IV, Section C of the Declaration of Condominium, the Grantor hereby assigns, without warranty, all of the Grantor's right, title and interest in Parking Space No. 60 as shown on Exhibit "A" to the Declaration of Condominium of Windemere, a Condominium, recorded in Official Records Book 5540, Page 1525, of the Public Records of Escambia County, Florida.

