



TO: Tax Deeds
Recording Department

FROM: Michelle Leeson, CFCA, Paralegal-Collection Specialist
Field Services & Collections Department
legal@taxcollector.com
941.741.4835

DATE: May 7, 2025

RE: Tax Deed Application - Certificate #2023-4510

Current Owner Of Record: Miguel A. Valdez
Marie Dubreus
5822 4th St E
Bradenton, FL 34203-6057

Property Address & City: 5822 4th St E
Bradenton

Total Assessed Value: \$128,128

Homestead Exemption No

Parcel Identification: 5797710984

Legal Description: COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13; TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 300 FT; TH S 20 FT; TH E 300 FT; TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4

Certificate Holder: KEYS FUNDING LLC - 2023
PO Box 71540
Philadelphia, PA 19176

Certificate Holder email: florida2010@tcmfund.com

The figures on the DR-513 are calculated through April, 2025, please start interest calculations as of May, 2025.

If you should have any questions, please give me a call.

Thanks again ☐

/s/ Michelle Leeson



Section 197.502, Florida Statutes

DR-512
R. 04/16
Rule 12D-16.002
F.A.C

TO: Tax Collector of MANATEE County, Florida
I, KEYS FUNDING LLC - 2023, hold the listed tax certificates and submit them to the tax collector.

Certificate Number	Issue Date	Legal Description
4510	05/26/2023	COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE (CONTINUED ON TAX ROLL)

I agree to:

- pay all delinquent taxes
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Applicant's Signature

Date



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
R. 07/19
Rule 12D-16.002
F.A.C.

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 2023	Application date	04/22/2025
Property description	5797710984	Certificate #	2023-4510
	SECTION: 13TOWNSHIP: 35SRANGE: 17E	Date certificate issued	05/26/2023
	COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE (CONTINUED ON TAX ROLL)		

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Sale	Column 3 Face Amount	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
2023-4510	05/26/2023	1,494.42	74.72	1,569.14
Part 2: Total*				1,569.14

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)
2024-4833	05/30/2024	1,736.11	6.25	119.36	1,861.72
Part 3: Total*					1,861.72

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)	3,430.86
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,664.39
4. Property Information report fee	150.00
5. Tax deed application fee	75.00
6. Interest accrued by tax collector under s. 197.542, F.S. (see Instructions, page 2)	88.80
7. Total Paid (Lines 1 - 6)	5,409.05

I certify the above information is true and the tax certificates, interest, property information report fee, and the tax collector's fees have been paid, and that the property information statement is attached.

 Ken Burton, Jr., Tax Collector	Manatee County, Florida 05/08/2025
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Send this certification to the Clerk of Court by ten days after the date signed. See instructions on page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Advertising charge (see s.197.542, F.S.)	
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, and 15, if applicable)	
Sign here: _____ Date of sale _____ 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: Total Paid Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.

COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 383 FT; TH S 152 FT; TH E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13; TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 300 FT; TH S 20 FT; TH E 300 FT; TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4

Phoenix Document Service LLC

**13191 Starkey Rd., Suite 6, Largo,
FL 33773**

O: 727-581-2552 | F: 727-245-7008

PROPERTY INFORMATION REPORT

EFFECTIVE DATE: 4/18/25

PARCEL #: 5797710984

LOCATION: 5822 4TH ST E, BRADENTON, FL 34203-6057

LEGAL DESCRIPTION: COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13; TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 300 FT; TH S 20 FT; TH E 300 FT; TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4

TITLE HOLDER & ADDRESS OF RECORD:

Miguel A. Valdez and Marie Dubreus, husband and wife by Virtue of Warranty Deed Recorded on 4/21/1998 in Official Records Book 1551, Page 5390.

5822 4th St. E
Bradenton, FL 34203

NAME AND MAILING ADDRESS ON RECORD ON CURRENT TAX ROLL:

VALDEZ, MIGUEL A
DUBREUS, MARIE
5822 4TH ST E, BRADENTON FL 34203-6057

LIEN HOLDER(S) & ADDRESS ON RECORD:
(INCLUDES FEDERAL LIENS AND COVERS A 20 YEAR PERIOD)

NONE

OTHER INFORMATION:

NONE

RECORDED LEASES:

No

CONTIGUOUS PROPERTY: Yes

HOMESTEAD:

No

GROSS ASSESSMENT:

\$ 128,128

OTHERS TO NOTIFY: Contiguous Property Owner

PI#5797710968

Christenson LLC

PO Box 10008, Bradenton, FL 34282

ADDITIONAL ADDRESSES: NONE

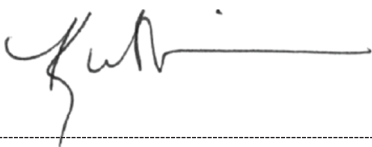
MOBILE HOME:

No

This is to certify that the legal description and the above information is incorrect as required under Chapter 197 Florida Statutes. This report is nottitle insurance

Phoenix Document Service LLC

BY:



Dated: 4/30/2025

To the Clerk of Circuit Court:

In accordance with F.S. 197, the above persons are to be notified prior to the sale of property.

BY: /s/ Michelle Leeson

Dated: 05/08/2025

To the Clerk of Circuit Court:

In accordance with F.S. 197, the above persons are to be notified prior to the sale of property.



Parcel ID: 5797710984
Ownership: VALDEZ, MIGUEL A; DUBREUS, MARIE
Owner Type: HUSBAND OR WIFE; MARRIED CP DIFF NAMES &
HUSBAND OR WIFE
Mailing Address: VALDEZ, MIGUEL A, DUBREUS, MARIE, 5822 4TH ST E,
BRADENTON FL 34203-6057

Situs Address: 5822 4TH ST E, BRADENTON, FL 34203-6057
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 13-35S-17E
Neighborhood: 3320; PRIDE PARK AREA MF W OF 9TH ST E

Parcel Type: REAL PROPERTY
Parcel Created: 06/10/1998
Map Number: SBS1

FEMA Value: \$125,488 as of January 1, 2024
Land Use: 0108; HALF DUPLEX/PAIRED VILLA
Land Size: 0.1530 Acres or 6,665 Square Feet
Building Area: 1,422 SqFt Under Roof / 940 SqFt Living or Business
Area / 1,422 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13; TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 300 FT; TH S 20 FT; TH E 300 FT; TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4

2024 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	21,463	21,463	21,463	
Improvement Value:	106,665	106,665	106,665	
Total Market Value:	128,128	128,128	128,128	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	128,128	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	128,128	0	128,128	
10% Cap Savings:	55,052	0	55,052	
Ineligible for SOH Cap:	128,128	128,128	128,128	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	73,076	128,128	73,076	
Exempt Value:	0	0	0	
Taxable Value:	73,076	128,128	73,076	

2025 SPECIAL ASSESSMENTS

FD03 SOUTHERN MANATEE FIRE & RESCUE DISTRICT	203.89
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ADDRESSES ASSIGNED TO THE PROPERTY

5822 4TH ST E, BRADENTON, FL 34203-6057

PROPERTY APPRAISER INSPECTIONS

04/08/2021	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/07/2016	EJG	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

----- Frontage ----- Depth -----

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	101	No	0%	6,665	0.15	50,500	21,463					1.0			RDD-6

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
1603082	4/17/1998	1551 / 5390	DEED	I	01	\$49,900	VALDEZ, MIGUEL A	WOOD, RICHARD W TR
1603083	1/1/1931	UNRECORDED	UNKNOWN	V	37		WOOD, RICHARD W TR	

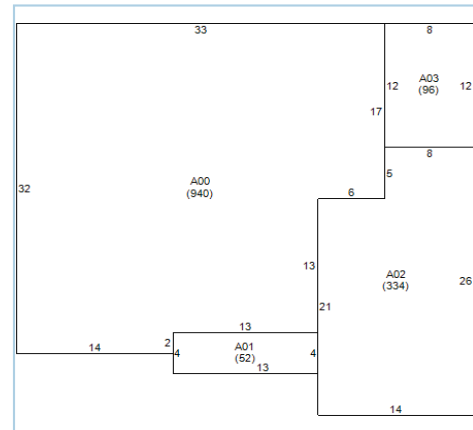


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
00020191	02/04/2000	ZONING/FENCING/MISCELLANEOUS	INSTALL 6 X 102 LF C/L /4 X 88 LF C/L /1 GATE			CLOSED	02/29/2000	03/01/2000

RESIDENTIAL DWELLING #1

override model:		class:	ATTACHED SF DWELLING
dwelling type:	Dwelling Valuation	grade:	FAIR QUALITY
stories:	1	c&d:	
construction:	MASONRY	c&d factor:	0%
building style:	HD	functional depr:	0%
year built:	1976	funct. depr. reason:	
effective year:	1997	economic depr:	0%
lower level:	NONE	econ. depr. reason:	
heating:	CENTRAL WITH A/C	cost model:	1
attic:	NONE	area factor:	0.532
electric:	AVERAGE/TYPICAL	adjusted area:	940
exterior wall:	STUCCO	story height factor:	1.000
floors:	AVERAGE/TYPICAL	construction factor:	1.000
interior:	AVERAGE/TYPICAL	grade factor:	0.95
plumbing:	AVERAGE/TYPICAL	percent good:	72%
roof material:	SHINGLES COMP	additional area:	0
roof type:	HIP AND/OR GABLE	total living area:	940
garage type:	2 CAR CARPORT	total under roof:	1422
condo complex:		adj. base value:	186796
condo floor:	1	plumbing value:	0
condo unit #:		lower level value:	0
condo view:		hvac value:	0
condo type:		attic value:	0
condo notes:		dwelling subtotal:	186796
add'l condo notes:		user factor:	1.000
condo extra value:	0	user amount:	0
bedrooms:	2	base rcn:	186796
full baths:	1	local multiplier:	1.000
half baths:		subtotal rcn:	186796
additional fixtures:	2	base rcnld:	140097
total fixtures:	5	additions rcnld:	16763
wood burn fp stacks:		total rcnld:	156860
wb fireplace openings:		override rcnld:	
wb fp add'l stories stack:		adjustment factor:	0.68000
prefabricated fireplaces:		dwelling value:	106665
prefab add'l stories stack:		eligible for exem:	0.00%
total fireplace value:	0		



ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					940	1	100%		28%	0	0%
1	OP	OPEN PORCH		OP			52	1	100%	2,236	28%	1,677	0%
2	CP	CARPORT		CP			334	1	100%	12,925	28%	9,694	0%
3	UT	UTIL UTILITY		UT			96	1	100%	7,189	28%	5,392	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrbld	Effyr	Area	Cuft	Units	Rate	Basern	Depr	Locmult	Adjfact	Value	Ex %
1	FNR	FENCE-RESIDENTIAL NV	2000	2009		0	1	0.00		69%	1	1		100%

Prepared by:

BK 1551 PG 5390 DOC STAMPS \$349.30 DKT# 1112063 1 of 2

Tax ID # 57977.1095/0

WARRANTY DEED

THIS WARRANTY DEED Made and executed the 17 day of April, A.D. 1998, by **RICHARD W. WOOD as Trustee of the B & J. LAND TRUST DATED SEPTEMBER 30, 1997**, hereinafter called the Grantor, to **MIGUEL A. VALDEZ AND MARIE DUBREUS, HUSBAND AND WIFE**, whose postoffice address is: 5822 4th St. E. Bradenton, FL 34203, hereinafter called the Grantee: (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Manatee County, Florida, viz:

Situated in the County of Manatee and State of Florida, to wit: Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 13, Township 35 South, Range 17 East, Manatee County, Florida; Thence North, along the centerline of 5th Street East, 500.05 feet; Thence West 33 feet for the Point of Beginning; Thence continue West 383 feet; Thence South 152 feet; Thence East 83 feet; Thence North 132 feet; Thence East 300 feet; Thence North, along the West line of said 5th Street East a distance of 20.0 feet to the Point of Beginning.

Subject to restrictions, reservations and easements existing and of record, if any, and also subject to current ad valorem taxes which have been prorated between the parties hereto on date hereof.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Situated in the County of Manatee and State of Florida, to wit: Commencing at the SE corner of the NW 1/4 of the SW 1/4 of Section 13, Township 35 South, Range 17 East, Manatee County, Florida; thence North, along the centerline of 5th Street East, 500.05 feet; thence West 33 feet for the Point of Beginning; thence continue West 300 feet; thence South 20 feet; thence East 300 feet; thence North 20 feet to the Point of Beginning.

LESS THE SOUTH 72.0 FEET THEREOF

GRANTOR COVENANTS THAT THE DESCRIBED PROPERTY IS NOT HIS HOMESTEAD AND THAT NEITHER HE NOR ANY PERSON HE IS LEGALLY OBLIGATED TO SUPPORT RESIDES THEREON AND THAT HE RESIDES IN MANATEE COUNTY, FLORIDA.

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 1997 AND ALL SUBSEQUENT YEARS.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except those easements, restrictions, and legal highways appearing of record.

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

Signed and acknowledged in
the presence of:

Robert ISENSEE
Witness

Robert ISENSEE
Printed Name of Witness

John G. G. G.
Witness

John G. G. G.
Printed Name of Witness

B & J LAND TRUST

By: [Signature]
RICHARD W. WOOD as
Trustee
244 Shopping Ave, #195
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17
day of April, 1998, by RICHARD W. WOOD as Trustee of the B & J
LAND TRUST, dated September 30, 1997, who is personally known to me
or who produced _____ as
identification.

My Commission Expires:

[Signature]
Notary Public



TOFELIA D. DIXON
COMMISSION # CC 637169
EXPIRES APR 9, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.