

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055234 4 PG(S)

FOXWOOD CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit Corporation,

Plaintiff,

v.

ROSEMARIE SAPONARA,

Defendant.

4/24/2026 4:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3485637

CASE NO: 2024 CC 005756 SC

AMENDED FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came before the Court of Plaintiff's Motion for Final Judgment of Foreclosure and the Court having found that the Defendant was duly served with process, and the Court being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. Plaintiff FOXWOOD CONDOMINIUM ASSOCIATION, INC. is due from Defendant, ROSEMARIE SAPONARA, the sum of:

- (a) \$25,178.24 for assessments, late fees, collection fees, and interest less partial payments through 3/1/2025;
- (b) \$6,895.00 for attorney fees;
- (c) \$929.90 for costs;

TOTAL **\$33,003.14** that shall bear interest at the rate of 8.25% per annum. Plaintiff shall be entitled to a credit bid in the amount of any maintenance payments which accrue after the date of this judgment, in addition to all sums set forth in the judgment.

2. Plaintiff holds a lien for the total sum in Paragraph I superior to any claim or estate of Defendant, ROSEMARIE SAPONARA, on the following described property located in SARASOTA County, Florida:

That certain condominium parcel composed of Unit 312, and the undivided shares in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of that Declaration of Condominium of FOXWOOD CONDOMINIUM a Condominium, as recorded in Official Record Book 1665, Page 467, of the Public Records of Sarasota County, Florida and all subsequent amendments thereto; and the plan thereof, recorded in' Condominium Book 22, Pages 7 thru 7F, of the Public Records of Sarasota County, Florida.

More commonly known as: 605 Linden Dr., Englewood, FL 34223.

3. If the sum with interest at the rate described in paragraph I and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on **May 22, 2026** at **09:00 A.M.**, at www.sarasota.realforeclose.com , to the highest bidder for cash on a specified day that shall be not less than 20 days or more than 35 days after the date thereof unless plaintiff or plaintiff's attorney consents to more than 35 days after the date of final judgment, in accordance with section 45.031, Florida Statutes.

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if the plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamp payable on the certificate of title. If the plaintiff is the purchaser, the clerk shall credit the plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

5. On filing the certificate of title, the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all plaintiffs costs; second, documentary stamps affixed to the certificate; third, plaintiffs attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph I from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

6. On filing the certificate of sale, defendant and all persons claiming under or against defendant since the filing of the notice of Lis pendens shall be foreclosed of all estate or claim in

the property, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon filing the certificate of title, the person named on the certificate of title shall be let into possession of the property.

7. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the Plaintiff's counsel reasonably expended the hours presented, and an hourly rate of \$350.00 for Attorney Time and \$175.00 for Paralegal Time is appropriate. The plaintiff's counsel certifies that the attorney fee awarded does not exceed its contract fee with the plaintiff. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patient's Compensation v. Rowe, 427 So. 2d 1145 (Fla. 1985).

8. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, writs of possession and a deficiency judgment.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).

IF THIS PROPERTY IS SOLD AT THE PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION, AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

Sarasota County Clerk of Court 2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	Manatee County Clerk of Court 1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	Desoto County Clerk of Court 115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com
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IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL SERVICES LISTED BELOW TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

Sarasota County Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941) 366-0038 Venice Office 7810 South Tamiami Trail Suite A6 Venice, Florida 34293 (941) 492-4631 Gulfcoast Legal Services 1750 17 th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Manatee County Legal Aid of Manasota 1101 6 th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org Gulfcoast Legal Services 430 12 th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	DeSoto County Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org
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DONE AND ORDERED in Chambers, Sarasota County, Florida.

[Handwritten Signature]
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e-Signed 4/24/2026 4:02 PM 2024 CC 005756 SC