

IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN & FOR
SARASOTA COUNTY, FLORIDA

FOR CLERK’S USE ONLY

Clerk Case Number: 2025 CA 004004 NC
Division: A

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055951 5 PG(S)
4/27/2026 4:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3486280

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR INDYMAC INDX
MORTGAGE LOAN TRUST 2005-AR1,
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2005-AR1,
Plaintiff(s),

v.

JOHN P. VEDRAL A/K/A JOHN VEDRAL;
UNKNOWN SPOUSE OF JOHN P. VEDRAL A/K/A
JOHN VEDRAL; SARASOTA COUNTY,
FLORIDA,
Defendant(s).

Uniform Amended Final Judgment of Mortgage
Foreclosure

*This form substantially complies with Form 1.996, adopted by the Florida Supreme Court
February 11, 2010, SC09-1579; form amended in 12th Circuit on 7/01/2019.*

THIS action was tried before the Court April 14, 2026. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

- 1. Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for
INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR1, MORTGAGE PASS-
THROUGH CERTIFICATES Series 2005-AR1, is due.

Principal	\$115,297.97
Interest from 02/01/2025 through 10/22/2025	\$ 2,573.84
Per Diem Interest at \$9.74 per day from 10/23/2025 to 04/14/2026	\$ 1,694.76
Pre-acceleration Late Charges	\$ 184.96
Escrow Balance	\$ 3,109.12
Subtotal:	\$122,860.65
 Attorney’s Fee	 \$5,450.00
Court costs (Title/Lien Search, Clerk’s Filing Fee, Service)	\$2,126.95

Complaint Filing Fee:	\$ 905.00
Service of Process:	\$1,020.00
Mail Cost:	\$ 5.02
FL E-File:	\$ 66.93
Publication:	\$ 130.00
Other	
Property Appraisal/BPO:	\$130.00
Property Inspections:	\$120.00
Title Search Expenses:	\$300.00
LESS: Suspense Balance	(-\$932.66)
TOTAL	\$ 130,054.94

Given the amount of the fees requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the amount of attorney's fees herein is reasonable.

that shall bear interest at the rate of 8.25% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Sarasota County, Florida:

LOTS 3039 AND 3040, SOUTH VENICE, UNIT 10, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below 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, using the following method:

Sales Information	Date	Time	Location
Sarasota County	06/15/2026	9:00 a.m.	Foreclosure sales conducted via Internet: https://www.sarasota.realforeclose.com/

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if 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 stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit 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 of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 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(s) and all persons claiming under or against defendant(s) 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 the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.

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

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

IF THIS PROPERTY IS SOLD AT 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 THIS 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 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 OFFERING 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
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DONE AND ORDERED in Chambers in Sarasota County, Florida, this 27th day of April, 2026.

Dona M. Wood
2026 M:28 M:0025 CA
CIRCUIT JUDGE 004004 NC

e-Signed 4/27/2026 11:28 AM 2025 CA 004004 NC

Copies furnished to all parties on the attached Service List.

SERVICE LIST

Case No.: 2025 CA 004004 NC

John P. Vedral a/k/a John Vedral
4765 Neptune Road
Venice, Florida 34293

Unknown Spouse of John P. Vedral a/k/a John Vedral
4765 Neptune Road
Venice, Florida 34293

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