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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
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IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA

WOODSIDE TERRACE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff,

vs. CASE NO. 2025 CC 004076 NC

KENT W. MILLER; UNKNOWN SPOUSE OF KENT W. MILLER; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION,

Defendants.
_____/

SUMMARY FINAL JUDGMENT OF FORECLOSURE AS TO COUNT I AND FOR REASONABLE ATTORNEY'S FEES AND COSTS

THIS CAUSE having come before this Court on May 4, 2026, upon Plaintiff's Motion for Summary Final Judgment of Foreclosure as to Count I and for Reasonable Attorney's Fees and Costs, and the court having considered the pleadings and proofs submitted, and finding that there are no genuine disputes as to any material facts, the Plaintiff is entitled to judgment as a matter of law, it is thereupon,

ORDERED AND ADJUDGED as follows:

This Court has jurisdiction of the subject matter hereto and the parties hereto. There is due to the Plaintiff, WOODSIDE TERRACE CONDOMINIUM ASSOCIATION, INC., from the Defendant, KENT W. MILLER the following sums:

Delinquent Assessments, late charges and interest per Affidavit	$17,302.39
Costs per Affidavit	$ 720.90
Luhrsen Goldberg, LLC Invoice Guardianship Attorney Fees	$ 615.00
Attorney's Fees per Affidavit	$25,317.00

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TOTAL AMOUNT DUE **$43,955.29**

1. A lien is being held by the Plaintiff for the total sum specified above plus interest, superior to any right, title, interest, or claim of Defendant, KENT W. MILLER, upon the following described property situated in the County of Sarasota, State of Florida, to wit:

> Unit 101, WOODSIDE TERRACE, a Condominium, PHASE I, according to the Declaration of Condominium recorded in O.R. Book 1502, Pages 2013 thru 2100, and according to plat recorded in Condominium Book 18, Pages 37, 37A A thru 37E, of the Public Records of Sarasota County, Florida.
>
> With a street address of 7133 Wood Creek Drive, #101, Sarasota, Florida 34231.

2. If the total sum due the Plaintiff for Count I for foreclosure, plus interest at the statutory rate of 8.25% per annum from the date of the Judgment to December 31st (or thereafter at the current statutory rate as provided by section 55.03, Florida Statutes, after January 1st of the year following), is not paid prior to the sale along with subsequent costs incurred by Plaintiff, the Clerk of this Court shall sell the subject property at public sale after having first given notice as required by section 45.031, Florida Statutes, as follows:

SARASOTA COUNTY ON August 4, 2026 **AT 9:00 A.M.**
VIA INTERNET: **www.sarasota.realforeclose.com**

3. 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.

4. 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.

5. That Plaintiff shall advance the cost of publishing the Notice of Sale, the Clerk's fee for making the sale, and the electronic sale fee and shall be reimbursed therefore by the Clerk out of the proceeds of the sale unless the Plaintiff purchases the property at the sale.

6. That Plaintiff may bid for purchase of the property at the sale. If the Plaintiff shall be the purchaser, the Clerk shall credit on the bid for Plaintiff the grand total sum herein found to be due to the Plaintiff, together with additional costs and interest accruing on the sum as set forth above to the date of confirmation of the sale, or such portion thereof as may be necessary to pay fully the bid of the Plaintiff.

7. That if the purchaser at said sale is other than the Plaintiff, said purchaser shall, at the time of or immediately following said sale, or at such other time as required by the Clerk, pay over to the Clerk the amount of the bid price, and upon issuance of the Certificate of Sale, said purchaser shall also purchase, pay for and affix requisite documentary stamps to said certificate.

8. That if the purchaser at said sale is other than the Plaintiff, the Clerk, shall disburse the proceeds obtained from the foreclosure sale by paying to the Plaintiff all costs, sums and expenses incurred by the Plaintiff subsequent to the entry of this judgment, plus the grand total sum herein above found to be due to the Plaintiff above, plus interest as set forth above from the date of this Order to the date of such distribution, or so much thereof as the funds on hand may permit. If the total amount realized on the sale exceeds the total of the sums ordered to be paid hereunder then the Clerk shall disburse such surplus as this Court shall hereafter direct.

9. 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, 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.

10. 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 AID OFFICE IN SARASOTA COUNTY, FLORIDA 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 THE LOCAL LEGAL AID OFFICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

11. That upon confirmation of the sale, whether by the Clerk filing the Certificate of Sale, or by Order of the Court ruling upon objections to the sale, the Defendants, and any and all persons claiming by, through or under said Defendants, or any or some of them, since the filing of the Lis Pendens herein, shall be forever barred and foreclosed of and from any and all right, title, interest, claim, or demand of any kind of nature whatsoever, in and to the property hereinabove

described, and the purchaser at the sale, his representatives or assigns, shall be entitled to immediate possession of said property.

12. 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.

13. This Court retains jurisdiction of this cause and of the parties hereto in order to enter such further orders as are proper including but not limited to, a deficiency judgment, and any supplemental proceedings to address any omitted parties who may possess an interest in the property.

DONE and ORDERED at Sarasota, Sarasota County, Florida.

THE HONORABLE MARYANN OLSON UZABEL
COUNTY COURT JUDGE 5/4/2026

Copies furnished to:

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Plaintiff's/Creditor's Address is:
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