IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA **Clerk Case Number:** 2025 CA 005273 NC **Division:** **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,** **Plaintiff(s),** **RACQUEL DOUGLAS; KEISHA KNIGHT; STATE OF FLORIDA DEPARTMENT OF REVENUE; GOODLEAP LLC; REGENERATEOPCO TRUST; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MERLINE ADELLA O'CONNOR A/K/A MERLINE A. O'CONNOR, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,** **Defendant(s).**	**FOR CLERK'S USE ONLY** **RECORDED IN OFFICIAL RECORDS** **INSTRUMENT # 2026072791 6 PG(S)** **5/29/2026 1:47 PM** **KAREN E. RUSHING** **CLERK OF THE CIRCUIT COURT** **SARASOTA COUNTY, FLORIDA** **CIVIL COURTS** Receipt # 3500554

UNIFORM 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 on May 8, 2026. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. The Plaintiff, **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC**, 1050 WOODWARD AVENUE, DETROIT, MI 48226, is due.

Principal	$119,358.36
Interest to April 29, 2026	$4,354.75
Interest from April 30, 2026 to May 28, 2026 (Per Diem $8.99)	$260.71
Escrow Advances Taxes: $3,021.67 Insurance: $2,605.31 PMI: $894.44	$6,519.16

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Credit: ($2.26)	
Late Charges	$64.02
NSF Fees	$25.00
Pro Rata MI	$79.48
Property Inspections	$390.00
County Recording Fee	$10.00
Attorney's fees –	$9,460.00
Flat rate fees: $4,320.00	
Finding as to reasonable number of hours: 13.6	
Finding as to reasonable hourly rate: $330.00	
Contested Attorneys' fees total: $5,140.00	
Court costs:	
Filing Fee:	$1,000.00
Title Search:	$235.00
Service of Process:	$1,110.00
Publication of Notice of Action:	$160.00
Death Certificate:	$75.00
Skip Trace	$25.00
TOTAL	$143,126.48

that must bear interest at the rate of _____% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), RACQUEL DOUGLAS; KEISHA KNIGHT; STATE OF FLORIDA DEPARTMENT OF REVENUE; GOODLEAP LLC; REGENERATEOPCO TRUST; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MERLINE ADELLA O'CONNOR A/K/A MERLINE A. O'CONNOR, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, on the following described property in SARASOTA County, Florida:

LOT 3, BLOCK 2494, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 7, 7A THROUGH 7H, INCLUSIVE, 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 must sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that must 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 [Clerk Inserts]**	**Time**	**Location**
Sarasota County	Sept. 25, 2026	9:00 a.m.	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 a.m.	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 a.m.	DeSoto County Courthouse 115 Oak Street Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff must advance all subsequent costs of this action and must 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 must be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk must 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 must 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 must be foreclosed of all estate or claim in the property, and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes, must be terminated, except as to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenant at Foreclosure Act, 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. On the filing of the certificate

of title, the person named on the certificate of title must be let into possession of the property, subject to the rights of a bona fide tenant occupying residential premises under the federal Protecting Tenants at Foreclosure Act 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes. If any Defendant remains in possession of the property, the clerk must not, 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 UNDER § 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 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 OT HAVE A LAWYER OR ANY OTHER REPRSENTATION 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	**Manatee County Clerk of Court**	**DeSoto County Clerk of Court**
2000 Main Street Sarasota, Florida 34237 (941) 861-7400 **www.sarasotaclerk.com**	1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 **www.manateeclerk.com**	115 East Oak Street Arcadia, FL 34266 (863) 993-4876 **www.desotoclerk.com**

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	Manatee County	DeSoto 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	**Legal Aid of Manasota** 1101 6th Avenue West Bradenton, Florida 34205 (941) 747-1628 **www.gulfcoastlegal.org**	**Fla. Rural Legal Services** 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 **www.flrs.org**
Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 **www.gulfcoastlegal.org**	**Gulfcoast Legal Services** 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 **www.gulfcoastlegal.org**	

DONE AND ORDERED in Chambers in SARASOTA County, Florida, this 28 day of May, 2026.

Dana Moss
CIRCUIT JUDGE

Copies furnished to all parties on attached Service List

25-13202FL

SERVICE LIST

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KEISHA KNIGHT
21339 GLENDALE AVE.
PORT CHARLOTTE, FL 33952

STATE OF FLORIDA DEPARTMENT OF REVENUE
2450 SHUMARD OAK BLVD, BLDG 1 2ND FL
TALLAHASSEE, FL 32399

GOODLEAP LLC
C/O CT CORPORATION SYSTEM, 1200 S PINE ISLAND RD
PLANTATION, FL 32301

REGENERATEOPCO TRUST
345 PARK AVE. 31ST FL.
NEW YORK, NY 10154

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MERLINE ADELLA O'CONNOR A/K/A MERLINE A. O'CONNOR, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
5875 SPEARMAN CIR,
NORTH PORT, FL, 34287