

25IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA Clerk Case Number: 2025 CA 004704 NC Division: 12th FREEDOM MORTGAGE CORPORATION, Plaintiff(s), LEOSVANY PENA; BRENDA ZAMUDIO ANTUNEZ A/K/A BRENDA ZAMUDIO A.; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SMART BUILD CAPITAL LLC; BRITE PROPERTIES OF FLORIDA, LLC, Defendant(s).	FOR CLERK'S USE ONLY RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2026076031 6 PG(S) 6/4/2026 1:18 PM KAREN E. RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY, FLORIDA CIVIL COURTS Receipt # 3503206
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CONSENT
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 28, 2026. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. The Plaintiff, **FREEDOM MORTGAGE CORPORATION**, 11988 EXIT 5 PKWY BLDG. 4, FISHERS, IN 46037-7939, is due.

Description	Amount
Principal	\$ 234,498.25
Interest to May 28, 2026	\$ 14,245.39
Escrow Balances	\$ 10,225.20
NSF Fee	\$ 135.00
Property Inspections	\$ 510.00
Property Appraisals	\$ 387.00
Late Charges	\$ 457.80
Title Search	\$ 325.00

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VPR – Municipality Fee	\$	250.00
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Attorney's fees

Foreclosure Attorney Flat Fees: \$3,780.00

Finding as to reasonable number of hours: 27.0

Finding as to reasonable hourly rate: \$330.00

Finding as to hourly attorney fees: 8,910.00

Attorneys' Fees Total:	\$	12,690.00
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Court costs, now taxed	\$	2,755.00
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Skip Trace: \$25.00

Complaint Filing Fee: \$1,980.00

Service of Process: \$750.00

Total	\$	276,478.64
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that must 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 defendants, LEOSVANY PENA; BRENDA ZAMUDIO ANTUNEZ A/K/A BRENDA ZAMUDIO A.; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SMART BUILD CAPITAL LLC; BRITE PROPERTIES OF FLORIDA, LLC; on the following described property in SARASOTA County, Florida:

Lot 14, Block 1512, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 15, Pages 14, and 14A through 14Q, 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

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following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	10/15/2026	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.

8. The Court finds that the Quitclaim Deed in favor of Smart Build Capital LLC, recorded on October 1, 2018, as Instrument No. 2018129629 in the Public Records of Sarasota County, Florida, is valid.

9. The Court finds that the Quitclaim Deed in favor of Brite Properties of Florida, LLC, recorded on August 15, 2019, as Instrument No. 2019111632 in the Public Records of Sarasota County, Florida, is valid.

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 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	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 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	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 6 th 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 17 th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Gulfcoast Legal Services 430 12 th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	

DONE AND ORDERED in Chambers in SARASOTA County, Florida, this _____ day of June, 2026.

Diana M. Moore
6/3/2026 10:46 PM 2025 CA 004704 NC
CIRCUIT JUDGE

e-Signed 6/3/2026 10:46 PM 2025 CA 004704 NC

Copies furnished to all parties on attached Service List

SERVICE LIST

Lourdes M. Sanchez-Barcia, Esq. (Attorney for Plaintiff)
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
MRService@mccalla.com

Leosvany Pena
5465 Gaitor Ter
North Port, FL 34291

Brenda Zamudio Antunez
5465 Gaitor Ter
North Port, FL 34291

United States of America on behalf of Secretary of Housing and Urban Development
c/o Office of Regional Counsel, 400 W Bay St Ste 1015
Jacksonville, FL 32202

Attorney S. Ann Wilson (Attorney for SMART BUILD CAPITAL LLC)
456 South Central Ave
PO Box 621172
Oviedo, FL 32762
service@whartonlawgroup.com

Attorney S. Ann Wilson (Attorney for BRITE PROPERTIES OF FLORIDA, LLC)
456 South Central Ave
PO Box 621172
Oviedo, FL 32762
service@whartonlawgroup.com