

6/12/2026 1:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 3506775

**IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN & FOR
SARASOTA COUNTY, FLORIDA**

**Clerk Case Number: 2025 CA 006214 NC
Division: C**

**PLANET HOME LENDING, LLC,
Plaintiff(s),**

v.

**ANNA GRITSAYENKO; UNKNOWN SPOUSE
OF ANNA
GRITSAYENKO; UNKNOWN TENANT
OCCUPANT #1,
UNKNOWN TENANT OCCUPANT #2;
SECRETARY OF
HOUSING AND URBAN DEVELOPMENT;
UNITED
STATES OF AMERICA;
Defendant(s).**

AMENDED 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 came before the Court on April 15, 2026, at the Motion for
Summary Final Judgment Hearing, and following the Order entered on June 7,
2026, and on the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, [PLANET HOME LENDING, LLC, with an address of 321
Research Parkway, Suite 303, Meriden, CT 06450], is due.

Description	Amount
Principal	\$508,262.28
Interest on Note and Mortgage from 9/1/2024 to 5/01/2026	\$56,120.60
Pro Rata MIP/PMI \$1,024.40	
Per Diem Interest at 6.625%: \$92.25	
Escrow Advances	\$13,729.09

Attorneys' Fees:	\$4,800.00
[*The requested attorneys' fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the court finds that a lodestar analysis is not necessary and that the flat fee is reasonable	
Court costs, now taxed	\$2,703.68
Property Inspections/Maintenance/Fees:	\$4,944.87
Late charges and Fees	\$684.35
Less Suspense Balance:	(\$0.00)
PRO RATA MIP/PMI	\$0.00
TOTAL	\$591,244.87

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:

LOT 6, LILLY'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN DEED BOOK 250, PAGE 84, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT:

LAND CONVEYED TO EDNA MAE WATSON IN DEED BOOK 228, PAGE 410 DESCRIBED AS
FOLLOWS TO WIT:

BEGIN AT THE NORTHEAST CORNER OF LOT 6, LILLY'S SUBDIVISION, THENCE WEST 112 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 6, A DISTANCE OF 110 FEET TO A POINT IN SAID LOT 6; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 6, A DISTANCE OF 58 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF LOT 6, A DISTANCE OF 110 FEET TO A POINT ON THE NORTH LINE OF LOT 6; THENCE EAST, A DISTANCE OF 58 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 12 FEET THERETO AND LESS THAT PORTION CONVEYED TO SARASOTA COUNTY FOR RIGHT OF WAY PURPOSES AND DESCRIBED IN OFFICIAL RECORDS BOOK 2888, PAGE 2599.

ALSO, LESS AND EXCEPT THE LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2010083874.

TAX ID # 0383120011.

COMMONLY KNOWN AS: 732 HIDERBURG ST, NOKOMIS, FL 34275

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 [Clerk Inserts]	Time	Location
Sarasota County	July 15, 2026,	at 9:00 am	Foreclosure sales conducted via Internet:
			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 documentary stamps affixed to the certificate of title. Plaintiff may, without further order of the court, file an Affidavit of Additional Advances showing the advanced fees, costs, escrow, and interest prior to the sale for credit bidding and sale proceeds distribution by the clerk. If plaintiff is the purchaser, the Clerk shall credit plaintiff’s bid with the total sum with fees, costs, escrow, and interest 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, any and all of the plaintiff’s any, including but not limited to, subsequent advanced, fees, costs and interest; second, documentary stamps affixed to the Certificate; third, plaintiff’s attorneys’ fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 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 the plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To ensure 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. Additions. Modifications or Changes to Standard Form

a. The Plaintiff may assign the judgment and credit bid by the filing of an assignment prior to the issuance of the certificate of title without further order of the court.

b. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession, and/or re-foreclosure/supplemental complaints for any omitted parties or any other reason, orders determining amounts and responsibility for assessments that may be due to a condominium or homeowner's association pursuant to sections 718.116 or 720.3085 of the Florida Statutes, as well as orders involving reformation of the mortgage instrument or deed to perfect title, if necessary. The mortgage and riders or amendments thereto is reformed to the legal description above.

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 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 <u>m</u>	Manatee County Clerk of Court 1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com <u>m</u>	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	Manatee County Legal Aid of Manasota 1101 6 th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org <u>g</u> Gulfcoast Legal Services 430 12 th Street West	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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Venice, Florida 34293 (941) 492-4631 Gulfcoast Legal Services 1750 17 th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.or g	Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.or g	
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DONE AND ORDERED in Chambers in SARASOTA County, Florida.

 6/12/2026 8:52 AM 2025 CA
006214 NC

e-Signed 6/12/2026 8:52 AM 2025 CA 006214 NC
CIRCUIT JUDGE Carroll, Hunter

Copies furnished to all parties on the attached Service List via E-portal:

WASINGER LAW OFFICE, PLLC
605 E. ROBINSON ST., SUITE 730
ORLANDO, FL 32801
MATTW@WASINGERLAWOFFICE.COM

Plaintiff's counsel shall serve a copy of this Order on the following Parties immediately and file a Certificate of Service in this Court file:

ANNA GRITSAYENKO

732 HIDERBURG ST,
NOKOMIS, FL 34275

UNKNOWN SPOUSE OF ANNA GRITSAYENKO

732 HIDERBURG ST,
NOKOMIS, FL 34275

SECRETARY OF HOUSING AND URBAN DEVELOPMENT;

c/o Scott Turner, Secretary
451 7th Street, S.W.,
Washington, DC 20410.

UNITED STATES OF AMERICA

c/o Gregory W. Kehoe
400 North Tampa Street
Suite 3200
Tampa, FL 33602.

UNKNOWN TENANT OCCUPANT #1

732 HIDERBURG ST,
NOKOMIS, FL 34275

UNKNOWN TENANT OCCUPANT #2

732 HIDERBURG ST,
NOKOMIS, FL 34275