

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

**Clerk Case No.: 2025 CA 005450 NC
Division: Circuit Civil**

**DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR AMERICAN
HOME MORTGAGE ASSETS TRUST 2007-1
MORTGAGE-BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-1**

Plaintiff(s),

vs.

**JOHN BLAKEMORE A/K/A JOHN E.
BLAKEMORE A/K/A JOHN EDWARD
BLAKEMORE; DISCOVER BANK; PORTFOLIO
RECOVERY ASSOCIATES, LLC;
Defendants.**

FOR CLERK'S USE ONLY

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026089995 6 PG(S)**

7/1/2026 2:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 3514809

**AMENDED* 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
(*to amend sale date to September 22, 2026)*

THIS CAUSE having come before the Court on Plaintiff, DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-
BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1's most recent Complaint at trial held May 28, 2026,
based upon the evidence, and the Court being informed of the consent nature of the judgment with 120-day
foreclosure sale date, it is thereupon

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR
AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-BACKED
PASS-THROUGH CERTIFICATES SERIES 2007-1**, whose address is, C/O Shellpoint
Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601, is due:

Principal	\$	75,502.66
Interest from 4/01/2025 to 5/28/2026	\$	2,621.43
Escrow Balance	\$	3,169.25
Late Charges	\$	42.57
Corporate Advances:		
Default related cost (\$56.40)		
Prior unpaid costs (\$320.64)		
Utilities \$410.00		
Process server \$339.91		
Filing cost \$1,870.00		
Refund error \$305.00		
FC Costs (\$315.39)		
Foreclosure trustee \$300.00		
Attorney cost \$11,315.00		
Appraisal \$170.00		
Court costs \$2,180.00		
Property inspection \$582.00		
Title cost \$606.50		
Modification (\$6,902.75)		
NSF fee payment \$50.00		
	\$	10,533.23
Subtotal	\$91,869.14	
Credits	\$	(100.61)
Unapplied balance	\$	(421.02)
TOTAL	\$	91,347.51

that must bear interest at the rate of 8.25% per year and thereafter at the legal rate as provided by law.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), JOHN BLAKEMORE A/K/A JOHN E. BLAKEMORE A/K/A JOHN EDWARD BLAKEMORE; DISCOVER BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; on the following described property in SARASOTA County, Florida:

LOT 3, BLOCK B, SUNNYBROOK, IN SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 179, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA: LESS THAT PART DEEDED TO THE STATE OF FLORIDA FOR THE STATE ROAD DEPARTMENT ON OCTOBER 29, 1962, AND FILED NOVEMBER 30, 1962 IN OFFICIAL RECORDS BOOK 401, PAGE 443, AND BEING THAT PART LYING WITHIN 30 FEET OF THE SURVEY LINE OF SR 636-A, SECTION 17120, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST BOUNDARY OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AT A POINT 14 FEET NORTH OF THE SW CORNER OF SAID SECTION 7,

RUN THENCE NORTH 1°25' 55" WEST 2661.07 FEET, THENCE NORTH 1°31' 55" WEST, 2676.83 FEET TO THE NW CORNER OF SAID SECTION 7, LESS EXISTING RIGHTS OF WAY.

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 the final judgment, in accordance with section 45.031, Florida Statutes, using the following method:

Sale Information	Date [Clerk Inserts]	Time	Location
Sarasota County	<u>SEPTEMBER 22, 2026</u> <i>(*Sale date no sooner than 120 days*)</i>	9:00 am	Foreclosure sales conducted via Internet: <u>www.sarasota.realforeclose.com</u>
Manatee County		11:00 am	Foreclosure sales conducted via Internet: <u>www.manatee.realforeclose.com</u>
DeSoto County		11:00 am	Desoto County Courthouse 115 Oak St., Arcadia, FL 34266 <u>www.desotoclerk.com</u>

3. 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 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.
4. 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 attorney's 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.
5. Upon filing of 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 Tenants at Foreclosure Act [(PTFA)], 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. If any person redeems the final judgment, any and all Clerk registry fees must be paid by said person, in addition to the amounts due to Plaintiff. 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.

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.

6. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, unless prohibited by bankruptcy.

7. Additions, Modifications or Changes to Standard Form

Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

- a. Pursuant to *Ross v. Wells Fargo Bank*, 2013 Fla. App. LEXIS 2143, *2-3 (Fla. 3d DCA Feb. 13, 2013), the Court retains jurisdiction of this action to enter Orders relating to supplemental proceedings to address any omitted parties who may possess an interest in the subject property post-judgment.
- b. That if Plaintiff should elect to assign its bid at sale, the assignment of bid shall be effective upon the filing of a Notice of Assignment of Bid or Motion and Order for Assignment of Bid and the Clerk of the above entitled Court is hereby directed to issue the Certificate of Title to such assignee without further payment.
- c. The court retains jurisdiction to enter further orders to permit Plaintiff's recovery of advances, including but not limited to: taxes, insurance, inspection, repairs, property preservation, publication, attorney fees, and costs, by amended or supplemental judgment or order, and from any and all foreclosure sale proceeds and surplus funds from the foreclosure sale.
- d. Any sale proceeds distributed by the Clerk of Court to Plaintiff as a result of a third-party bidder at foreclosure sale shall be made payable to the Plaintiff of record.
- e. Defendant JOHN BLAKEMORE A/K/A JOHN E. BLAKEMORE A/K/A JOHN EDWARD BLAKEMORE consents to final judgment of mortgage foreclosure in favor of Plaintiff, and Plaintiff agrees to a foreclosure sale date no sooner than 120 days from this judgment.
- f. If this judgment is signed on a date other than May 28, 2026, the Clerk of Court is hereby directed to treat this judgment as having been entered on May 28, 2026, so that statutory post-judgment interest begins to accrue on May 29, 2026.

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 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 HELP TO 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 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	Florida Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 479-8937 www.flrs.org
Gulfcoast Legal Services 1750 17 th Street, Bldg. 1 Sarasota, Florida 34236 www.gulfcoastlegal.org	Gulfcoast Legal Services 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	

DONE AND ORDERED in Sarasota, at SARASOTA County, Florida, this 1st day of July, 2026.

Dana Moss
Circuit Judge, Twelfth Judicial Circuit

Copies furnished to all parties on the attached service list.

SERVICE LIST:

Clerk Case Number: 2025 CA 005450 NC

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