

**IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION**

LOAN FUNDER LLC, SERIES 56860,

Plaintiff,

vs.

CASE NO.: 2025 CA 005571 NC

J AND M HOMES GROUP LLC, a Florida
Limited Liability Company; MARK
GAETANO JURJESCU,

Defendants.

DEFAULT SUMMARY FINAL JUDGMENT

THIS ACTION, having come before the Court on Plaintiff's LOAN FUNDER LLC, SERIES 56860 (hereinafter "Plaintiff") Motion for Default Summary Final Judgment (hereinafter "Motion") on June 29, 2026, the Plaintiff having appeared by counsel, and the Defendants having failed to appear, after being duly notified, and the Court having reviewed the record and otherwise being fully advised in the premises, on the

Default Final Judgment

Loan Funder LLC, Series 56860 v. J and M Homes Group, LLC; et al.

Page **1** of **11**

evidence presented, the Court finds that Plaintiff is entitled to default final judgment of foreclosure.

ORDERED AND ADJUDGED that:

1. Plaintiff's Motion is **GRANTED**. Service of process has been duly and regularly obtained over Defendants: J AND M HOMES GROUP LLC, a Florida Limited Liability Company; MARK GAETANO JURJESCU (hereinafter "Defendants").

2. This Court has jurisdiction of foreclosure cases pursuant to Florida Statute. Service of process has been secured upon all parties.

3. Plaintiff is the rightful party to enforce the loan documents which form the basis of the instant action.

4. Plaintiff, LOAN FUNDER, LLC, SERIES 56860, whose address is 645 Madison Ave., 19th Floor, New York, NY 10022, holds lien for the total sum in this Final Judgment, which is superior and prior to the right, title interest, claims of lien, encumbrances and equities of the Defendant(s) named in this action, except as noted

below, and all other claiming through or on behalf of said Defendants, on the following
real property:

**Lots 7598 and 7599, South Venice Unit No. 27, according to the
Plat thereof, recorded in Plat Book 6, Page(s) 76, of the Public
Records of Sarasota County, Florida.**

**Property address: 1490 Fundy Road, Venice, Florida 34293
Parcel Identification Number: 0456110012**

5. Plaintiff, LOAN FUNDER, LLC, SERIES 56860, is due the following:

Principal Balance:		\$322,000.00
Interest	Workings (7/1/2026-	\$2,911.42
	7/31/2026)	\$40,008.45
Unpaid Interest:		\$2,000.44
Late Fees:		\$51,206.95
Default Interest Charges:		\$525.00
Servicer Fees Total:	\$60.00	
Same Day Payment Fee:	\$315.00	
NSF Fee:	\$150.00	
Admin Fee Extension:		\$60,092.60
Protective Advances Total:	\$941.00	
Valuation Fees:	\$1,830.00	
Miscellaneous:	\$8,794.44	
Delinquent Property Tax:	\$12,880.00	
Extension Fees:	\$25,188.00	
Force Placed Insurance:	\$7,040.00	
Legal Fees:	\$3,422.16	

Legal Costs:	(\$405.00)
Other Fees Total:	(\$405.00)
To Charges Principal	
TOTAL:	\$486,947.86

The total sum in paragraph 5 will bear interest at the prevailing statutory interest rate from this date through July 31 of this current year. Thereafter, on August 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with Fla. Stat. § 55.03.

6. If the total sum with interest at the rate described in paragraph 5 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale on **AUGUST 24, 2026** to the highest bidder for cash, except as prescribed in paragraph 7, by electronic sale beginning at **9:00 AM (EST)** on the prescribed date at <http://www.sarasota.realforeclose.com/> in accordance with Section 45.031(1), **Florida Statutes**. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with Fla. Statute § 45.031(2), and submitting the Notice of Sale to a legal publication. The original Notice

of Sale and Proof of Publication must be filed with the Clerk of the Court at least 34 hours prior to the scheduled sale date.

Plaintiff or Plaintiff's attorney may also cancel or reschedule the sale by filing a motion with the Court in accordance with Florida Rules of Civil Procedure, Form 1.996(b) and may seek to reschedule the sale to a later date.

7. Plaintiff shall advance all subsequent required 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 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.

8. If the Plaintiff incurs additional expenses subsequent to the entry of this final judgment prior to the sale date specific in paragraph 6, Plaintiff may, by written

motion served on all parties and adjudication at a hearing with notice, seek to amend this final judgment to include said additional expenses.

9. On filing the Certificate of Title, the Clerk shall 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 4 from the date of this judgment to the date of sale; and by retaining any remaining amount pending the further Order of this Court.

10. On 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 shall be foreclosed of all estate or claim in the property, except as provided in the Protecting Tenants at Foreclosure Act of 2009 Pub. L. No. 111-22, 123 Stat. 1660, or as to claims or rights under Fla. Stat. Chapters 718 or 720, if any. On filing of the Certificate of Sale, Defendant's right of redemption as provided by Section 45.0315, Florida Statutes shall be terminated. If any Defendant remains in possession of the property,

the Clerk shall not, without further Order of the Court, issue forthwith a writ of possession upon request of the person named on the Certificate of Title.

11. The requested attorneys fees are a combination of a flat rate and hourly fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, and based upon the evidence filed with the court, the court finds that the requested attorneys' fees are reasonable.

Because a default judgment has been entered against the mortgage and because the fees requested do not exceed 3% of the principal amount owed at the time the complaint was filed, it is not necessary for the court to hold a hearing or adjudge the requested attorneys' fees to be reasonable.

12. **IMPORTANT INFORMATION PROVIDED pursuant to Section 45.031,**

Florida Statutes:

IT 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.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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 LEGAL AID OFFICE IN SARASOTA COUNTY, 1900 MAIN STREET, SUITE 302, SARASOTA, FLORIDA 34236, (TELEPHONE: 941-366-0038). 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 FLORIDA RURAL LEGAL SERVICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

13. The Plaintiff may assign the judgment and credit big by the filing of an assignment without further Order of the Court.

14. The Court retains jurisdiction of this action to enter further Orders that are proper including without limitation, an award of attorneys' fees and additional costs, orders authorizing writs of possession, and to enter a deficiency judgment and judgments of re-foreclosure .

15. The United States of America as a lienholder shall have the right to exercise its right of redemption pursuant to Title 28, United States Code, Section 2410(c). The United States shall not be bound by the sixty (60) day time period imposed by 45.032, Fla. Stat. upon motions for distribution of surplus proceeds.

DONE AND ORDERED at Sarasota County, Florida.

Dana Moss 7/27/2026 8:43 AM 2025 CA 005571 NC

e-Signed 7/27/2026 8:43 AM 2025 CA 005571 NC

THE HONORABLE DANA MOSS
CIRCUIT COURT JUDGE

Copies Furnished To:

TIFFANI N. BROWN, ESQ.

Florida Bar No. 1008812

Prestige Law Firm, PLLC

12574 Flagler Center Blvd., Suite 101

Jacksonville, FL 32258

tiffani@prestigelawfl.com

paralegal@prestigelawfl.com

Attorneys for Plaintiff

J and M Homes Group LLC, a Florida Limited Liability Company

c/o Registered Agents, Inc., as Registered Agent

7901 4th Street North Suite 300

St. Petersburg, FL 33702

Defendant

Mark Gaetano Jurjescu

1679 E. Orangethorpe Ave. Unit 661

Atwood, CA 92811

Default Final Judgment

Loan Funder LLC, Series 56860 v. J and M Homes Group, LLC; et al.

Page **10** of **11**

Defendant