

7/27/2026 3:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3524886

IN THE CIRCUIT COURT OF THE 12TH
JUDICIAL CIRCUIT, IN AND FOR
SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CA 000708 NC

PLANET HOME LENDING, LLC

Plaintiff,

vs.

MIGUEL A. BASTIAS; UNKNOWN SPOUSE OF
MIGUEL A. BASTIAS; UNKNOWN PERSON(S)
IN POSSESSION OF THE SUBJECT
PROPERTY;

Defendants.

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 the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, PLANET HOME LENDING, LLC, 321 Research Parkway, Suite 303, Meriden, Connecticut 06450, is due:

Description	Amount
Principal	\$ 276,757.58
Interest to date of judgment	\$ 39,185.47
Pre-Acceleration Late Charges	\$ 531.58
Title Search Expense	\$ 375.00
Taxes	\$ 9,048.39
Insurance	\$ 13,115.67
Property Inspection(s)	\$ 570.00
Filing Fee	\$ 1,940.00
Service of process	\$ 553.40
Additional Cost: Property Preservation	\$ 3,904.75
Additional Cost: Mortgage Insurance Premiums	\$ 5,567.97
Additional Cost: Pro Rata MIP/PMI	\$ 188.81
Less Credit for: Repayments	\$ (6,128.46)
Less Credit for: Escrow Balance	\$ (2,330.64)

SUBTOTAL	\$ 343,279.52
Plaintiff's Attorney's Fees Fees limited by agreement to: \$ 5,400.00	\$ 5,400.00
TOTAL	\$ 348,679.52

that must bear interest at a rate of 8.06% per 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 1615, SARASOTA SPRINGS UNIT 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 13 EAST; LESS THE FOLLOWING PARCEL:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1615; THENCE SOUTHEASTERLY 34.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND THE WESTERLY RIGHT-OF-WAY LINE OF SAVOY ROAD, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 15°55'40" AND A CHORD WHICH BEARS SOUTH 36°20'17" EAST A DISTANCE OF 34.64 FEET; THENCE INTO SAID LOT 1615 SOUTH 55°14'10" WEST A DISTANCE OF 101.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 1615; THENCE ALONG THE LOT LINE BETWEEN LOTS 1614 AND 1615, NORTH 36 13'35" EAST A DISTANCE OF 106.30 FEET TO THE POINT OF BEGINNING.

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	September 25, 2026	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am	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 of 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. Right of Redemption/Right of Possession. 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 Tenants 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 pursuant 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 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 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 as are proper, including without limitation, a deficiency judgment.
8. **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. Jurisdiction of this action is retained to enter further orders as are proper including, but not limited to, the following: allow for a supplemental complaint to add omitted parties post-judgment; and provide for post judgment determination of the amount of association assessments due pursuant to Fla. Stat. §718.116 and /or §720.3085.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES

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 CONTACT 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 2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	Manatee County Clerk of Court 1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	DeSoto County Clerk of Court 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 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 Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Manatee County Legal Aid of Manasota 1101 6th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org Gulfcoast Legal Services 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	DeSoto County Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org
---	--	---

DONE AND ORDERED in Chambers in SARASOTA County, Florida, this 27th day of
July, 2026.


Dana Moss 000708 NC
Circuit Judge, Twelfth Judicial Circuit
e-Signed 7/27/2026 2:10 PM 2026 CA 000708 NC

Copies furnished to all parties on the attached Service List:

SERVICE LIST

Final Judgment of Foreclosure
Case No. 2026 CA 000708 NC

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com

MIGUEL BASTIAS
3100 HAWTHORNE ST LOT 32
SARASOTA, FLORIDA 34239

UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
3112 SAVOY WAY
SARASOTA, FLORIDA 34232