

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA Clerk Case Number: 2025 CA 006261 NC Division: LAKEVIEW LOAN SERVICING, LLC, Plaintiff(s), BRENT GOODMAN; SHANNON GRANZOW; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).	FOR CLERK'S USE ONLY RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2026104093 6 PG(S) 7/30/2026 4:15 PM KAREN E. RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY, FLORIDA CIVIL COURTS Receipt # 3526754
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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. This Court has jurisdiction of foreclosure cases under Florida Statutes. Service of process has been secured upon all parties.
2. The Plaintiff, **LAKEVIEW LOAN SERVICING, LLC**, ONE FOUNTAIN PLAZA, BUFFALO, NY 14203, is due.

Description	Amount
Principal	\$ 360,838.95
Interest to date of this judgment	\$ 46,589.03
Escrow Advances	\$ 21,240.71
Taxes:	
2024 \$3,775.24	
2025 \$3,504.87	
Insurance:	
2024 \$4,024.00	
2025 \$4,694.00	
2026 \$6,473.00	
MIP	

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2024 \$253.96	
2025 \$3,014.08	
2026 \$1,489.32	
Credits - \$5,987.76	
Late Charges	\$ 96.16
Pro Rata MIP	\$ 495.36
Unpaid Expenses	\$ 120.00
Property Inspections	\$ 375.00
Property Preservations	\$ 1,858.80
Attorney's fees –	
Flat rate fees: \$4,320.00	
Finding as to reasonable number of hours: 15.5	
Finding as to reasonable hourly rate: \$330.00	
Contested Attorneys' fees total: \$5,115.00	
Attorneys' Fees Total:	\$ 9,435.00
Court costs, now taxed	
Complaint Filing: \$1,960.00	
Service of Process: \$1,436.00	
Total	\$ 444,445.01

that must bear interest at the rate of 8.06 % a year.

3. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), Brent Goodman; Shannon Granzow; United States of America on behalf of Secretary of Housing and Urban Development, on the following described property in SARASOTA County, Florida:

Lot 13, Block 377, 10th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 12, Page(s) 22 to 22M of the Public Records of Sarasota County, Florida.

4. 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	9/29/2021	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

5. 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.

6. 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.

7. 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.

8. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

9. **Additions. Modifications or Changes to Standard Form**

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 OT 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.

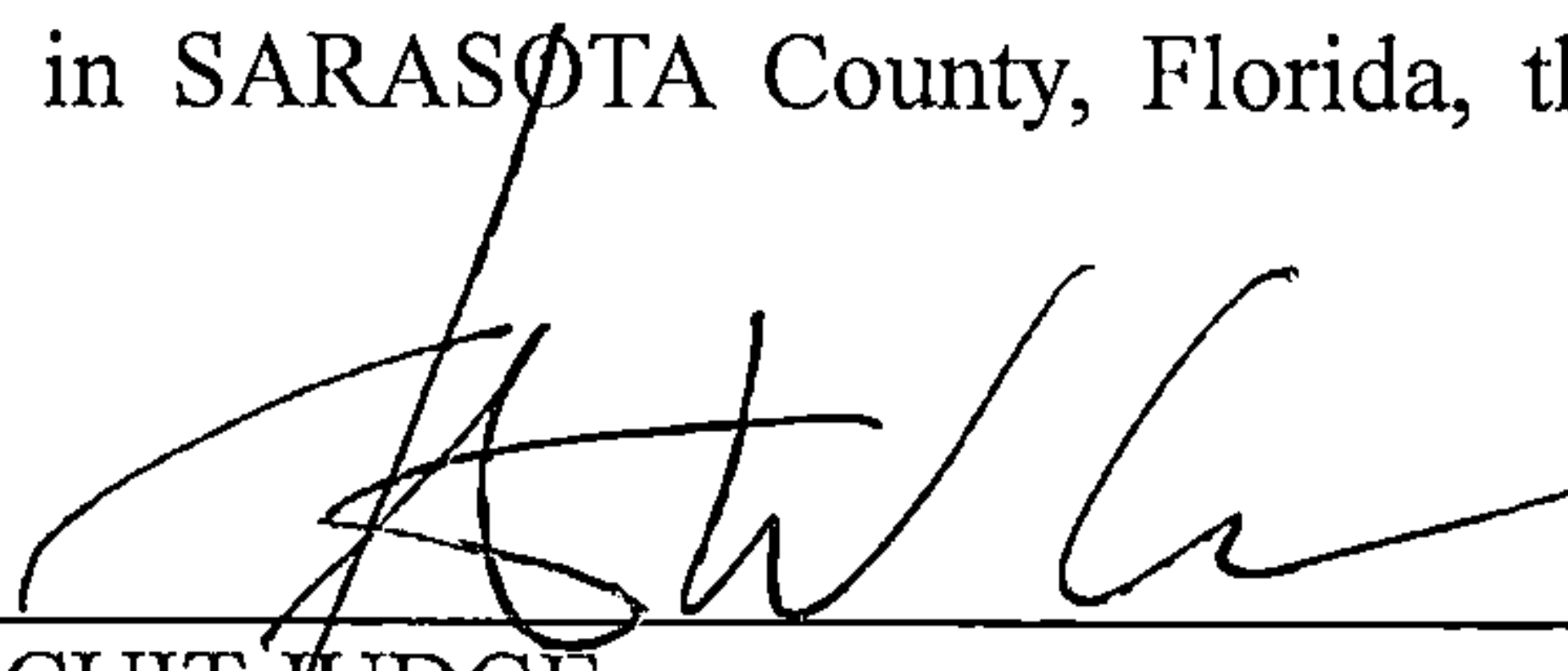
Sarasota County Clerk of Court	Manatee County Clerk of Court	DeSoto County Clerk of Court
2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com

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 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	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 30 day of July, 2026.


CIRCUIT JUDGE 7/30/2026

Copies furnished to all parties on attached Service List

SERVICE LIST

Brent Goodman
7019 Stacy Ln
Port Charlotte, FL 33981

Shannon Granzow
7019 Stacy Ln
Port Charlotte, FL 33981

United States of America on behalf of Secretary of Housing and Urban Development
c/o U.S. Attorney
400 North Tampa Street, Suite 3200
Tampa, FL 33602