Filing # 254223337 E-Filed 08/05/2026 03:48:16 PM

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026106884 6 PG(S)
8/5/2026 4:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3529057

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

FOR CLERK'S USE ONLY

Clerk Case Number: 2025 CA 005823 NC
Circuit Civil - Sarasota County

PNC Bank, National Association,

Plaintiff(s),

v.
Joseph Errico III; Unknown Spouse of Joseph Errico III; Glen Oaks Ridge Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).

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 published in 12th Circuit on 4-5-10.

THIS action,

IT IS ORDERED AND ADJUDGED that:

Filed 08/05/2026 04:13 PM - Karen E. Rushing, Clerk of the Circuit Court, Sarasota County, FL

1. Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., c/o LOGS Legal Group LLP, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, is due

Principal	$227,326.81
Interest from May 1, 2025 to the July 30, 2026 date of judgment	$20,872.30
Title Search Expenses	$155.00
Taxes	$2,463.53
Filing Fee/ Statutory Convenience Fee	$960.00
Service of Process	$425.00
Court Costs Now Taxed	
Mediation Cost	$400.00
Expert Affidavit Cost	$5.00
Pre-Acceleration Late Charges	$331.52
Registration Fees	$250.00
Insurance Refund	($578.22)
SUBTOTAL	**252,610.94**
LESS: Suspense Balance	-($0.00)
Attorney fees: The requested attorney's fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the Amount of fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable. And flat fee for Notice of Dropping Party and 6.04.2026 Mediation for $850.00	$5,400.00 $850.00
Attorney Fee Total	**$6,250.00**
TOTAL	**$258,860.94**

that shall bear interest at the rate of 8.06%

2. Plaintiff, PNC Bank, National Association, holds a first mortgage lien for the total sum superior to all claims or estates of Defendant(s) on the following described property in Sarasota County, Florida: UNIT 183, GLEN OAKS RIDGE CONDOMINIUM VILLAS SECTION 2, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1015, PAGE 1524, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGE 54, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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, except as prescribed in paragraph 45, in accordance with section 45.03 1, Florida Statutes, using the following method:

Sales	**Date [Clerk Inserts]**	**Time**	**Location**

Sarasota County	9/15/2020	9:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am or as soon as possible thereafter	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff shall advance all subsequent costs and advances pursuant to the mortgage 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 the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs and advances pursuant to the mortgage 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, all of plaintiff's costs and advances pursuant to the mortgage; 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. 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.

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 that are proper including, without limitation, a deficiency judgment, if appropriate.

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.
b.
c.
d.

e.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2006).

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 (941)366-0038 **Venice Office** 7810 South Tamiami Trail Suite A6 Venice Florica 34293 (941)492-4631	**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	Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Flordia 33901 (800)476-8937 www.flrs.org

Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sararsota, Florida 34236 (841)366-1746 www.gulfcoastlegal.org		

DONE AND ORDERED in Open Court in Sarasota County, Florida, this 30 day of July, 2026.

7/30/2026

Honorable Hunter W. Carroll
Circuit Judge, Twelfth Judicial District

Copies furnished to all parties on attached Service List

SERVICE LIST
Clerk Case Number: 2025 CA 005823 NC

LOGS LEGAL GROUP LLP: 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487

Joseph Errico, III, 12648 Lily Quartz Loop, Parrish, FL 34219

Glen Oaks Ridge Owners Association, Inc., c/o Carolyn Meadows, 1 East Broward Blvd., Suite 1900, Fort Lauderdale, FL 33301

25-334300 FC01 NCM